

G:\18077\PLANNING\TOP\18077_FCP.dwg, SHT 1, 9/22/2014 10:13:02 AM, MWJ/MS, 1:1



SITE DATA:

- OWNER: EUGENE R. PROBST & JOHN L. PROBST TRUSTEES
C/O JOHN PROBST
1122 PLEASANT PARKWAY
PEACH BOTTOM, PA 17563
- DEVELOPER / CONTRACT PURCHASERS:
EBC FIVE-STAR, LLC
5074 DORSEY HALL DRIVE, SUITE 205
ELLSWORTH CITY, MD 21042
CONTACT: MICHAEL CHARLTON
- PROPERTY INFORMATION: ADDRESS: 301 N. FOUNTAIN GREEN ROAD, BEL AIR, MD
TAX MAP 41 PARCEL 131
DEED REFERENCE: 8004/143
EXISTING ZONING: R1
- SITE AREA: 152.574 AC.
(PER BOUNDARY PLAT PREPARED BY MORRIS & RITCHIE ASSOCIATES, INC., DATED JANUARY 2013.)
- PROPOSED USE:
PARCEL 1: CONTINUING CARE RETIREMENT COMMUNITY 514 VILLAS, APARTMENTS, AND HEALTH CARE UNITS (47.59 AC.)
PARCEL 2: 144 SINGLE-FAMILY RESIDENTIAL LOTS (105.48 AC.)
- AREA OF NATURAL RESOURCE DISTRICT: PARCEL 1: 8.22± AC. (17.5%)
PARCEL 2: 31.88± AC. (20%)
- THE ON-SITE EXISTING CONDITIONS INFORMATION IS BASED ON FIELD SURVEY BY MORRIS & RITCHIE ASSOCIATES, INC. OCTOBER 2013. OFF-SITE EXISTING CONDITIONS ARE BASED ON HARFORD COUNTY GIS INFORMATION.
- THERE IS NO 100-YEAR FLOODPLAIN ON-SITE PER FEMA FIRM MAP NO. 24025C0182 D & 24025C0188 D, EFFECTIVE DATE JANUARY 7, 2000.
- THERE ARE NO KNOWN SIGNIFICANT HABITAT AREAS FOR RARE, THREATENED OR ENDANGERED SPECIES ON-SITE.
- THIS SITE IS NOT LOCATED WITHIN THE LIMITS OF THE CRITICAL AREA.
- THE NONTIDAL WETLANDS AND "WATERS OF THE U.S." ARE BASED ON A DELINEATION ORIGINALLY CONDUCTED BY ECOTONE, INC. AUGUST 2010. A REVIEW AND UPDATE WAS CONDUCTED BY ECOTONE, INC. NOVEMBER 2011.
- A FIELD SURVEY OF THE NONTIDAL WETLANDS AND "WATERS OF THE U.S." WAS CONDUCTED BY HIGHLAND SURVEY, INC.
- THE NATURAL RESOURCE DISTRICT (NRD) WAS EXPANDED IN AREAS IDENTIFIED BY HARFORD COUNTY DEPARTMENT OF PLANNING & ZONING.
- THERE ARE NO KNOWN HISTORIC SITES ON-SITE.
- EXISTING STRUCTURES LOCATED ON-SITE HAVE BEEN RAZED.
- A FOREST STAND DELINEATION PREPARED BY GEORGE W. STEPHENS, JR. AND ASSOCIATES, INC., WAS APPROVED MAY 9, 2014.
- A WALKER WILL BE REQUIRED TO ALLOW THE REMOVAL OF SPECIMEN TREES ON-SITE.
- THERE ARE 49.22± ACRES OF EXISTING FOREST LOCATED ON-SITE. THIS PERCENTAGE DIFFERS FROM WHAT IS IDENTIFIED IN THE FOREST STAND DELINEATION PLAN AND REPORT.
- TREES MAY NOT BE PLACED WITHIN THE DRAINAGE AND UTILITY EASEMENTS, THE SHA ROAD RIGHT-OF-WAY, OR WITHIN FIFTEEN FEET OF EXISTING OR PROPOSED WATER AND SEWER LINES.

FOREST CONSERVATION CALCULATIONS RESIDENTIAL USE

GROSS ACREAGE OF SITE	152.574 AC.
NET TRACT AREA (N.T.A.)	152.574 AC.
EXISTING FOREST (N.T.A.)	49.22± AC.
LAND USE CATEGORY	HIGH DENSITY RESIDENTIAL
AFFORESTATION THRESHOLD 15%	22.886 AC.
CONSERVATION THRESHOLD 30%	45.772 AC.
REQUIRED AFFORESTATION	0 AC.
BREAK EVEN POINT	46.462 AC.
PROPOSED CLEARING	20.73± AC.
FOREST TO REMAIN AND PLACED IN A CONSERVATION EASEMENT	28.49± AC. (1,224,025± S.F.)
REFORESTATION REQUIREMENTS:	
FOREST REMOVED BELOW FC THRESHOLD	17.282 AC.
2:1 REFORESTATION REQUIREMENT	34.564 AC.
FOREST REMOVED ABOVE FC THRESHOLD	3.468 AC.
1/4:1 REFORESTATION REQUIREMENT	0.862 AC.
TOTAL REFORESTATION REQUIRED	35.426 AC.
FOREST CREDIT	0 AC.
NET REFORESTATION REQUIRED	35.426 AC.
NET UNUSED CREDIT	0 AC.
PLANTING REQUIRED	35.426 AC.
30% ALLOWED AS INDIVIDUAL TREE PLANTINGS	10.62 AC.

PLAN TYPE: FCP
PLAN NO.: 17-186
SERIES NO.:
DATE: 9/22/14
DAC/DUE:

RECEIVED

SOILS DATA

SYMBOL	SOIL SERIES	SLOPE	HYDRO	HIGHLY ERODIBLE	PRIME AGRICULTURAL	SEPTIC LIMITATIONS	HYDROLOGIC CLASSIFICATION
AH1	ALBINO	3-2%	NO	YES	NO	YES	B
Ce2	CHESTER	3-2%	NO	NO	YES	NO	B
Ce2	CHESTER	8-15%	NO	NO	NO	NO	B
Gz2	GLENDEL	15-25%	NO	YES	NO	YES	B
Lc2	LEGORE	8-15%	NO	NO	NO	NO	C
Mu2	MONTALTO	3-8%	NO	NO	YES	YES	B
Mu2	NESHAMINY	3-8%	NO	NO	YES	NO	B
Mu2	NESHAMINY	8-15%	NO	NO	NO	NO	B
Mu2	WATCHUNG	3-8%	YES	YES	NO	YES	D

LEGEND:

102	EXISTING 2' INTERVAL CONTOUR	5-8B2	SOILS LINE AND DESIGNATION
102	EXISTING 10' INTERVAL CONTOUR	5-8B3	EXISTING NONTIDAL WETLANDS / "WATERS OF THE U.S."
102	PROPOSED 2' INTERVAL CONTOUR	NW-NW	EXISTING 25' STATE NONTIDAL WETLAND BUFFER
102	PROPOSED 10' INTERVAL CONTOUR	WB-WB	EXISTING NATURAL RESOURCE DISTRICT (NRD)
102	EXISTING BUILDING	75	PROPOSED LOT NUMBER
102	EXISTING TREE	SD	EXISTING STORM DRAIN
102	EXISTING WOODY VEGETATION	W	EXISTING WATER LINE & FIRE HYDRANT
102	PROPOSED TREE LINE	SAH	EXISTING SANITARY SEWER
102	PROPOSED BUILDING SETBACK	8	PROPOSED STORM DRAIN
102	EXISTING EASEMENT	8	PROPOSED WATER LINE & FIRE HYDRANT
102	EXISTING PAVEMENT	8	PROPOSED SANITARY SEWER
102	EXISTING FENCE	8	PROPOSED STORM DRAIN
102	PROPOSED LOT LINE	8	PROPOSED WATER LINE & FIRE HYDRANT
102	PROPOSED CENTER LINE OF ROAD	8	PROPOSED SANITARY SEWER
102	PROPOSED EDGE OF PAVEMENT	8	PROPOSED STORM DRAIN
102	EXISTING RIGHT-OF-WAY (R/W) LINE	8	PROPOSED WATER LINE & FIRE HYDRANT
102	BOUNDARY/PROPERTY LINE	8	PROPOSED SANITARY SEWER
102	EXISTING ADJOINING PROPERTY LINE	8	PROPOSED STORM DRAIN

102	LIMIT OF FOREST	8	PROPOSED STOCKPILE LOCATION
102	AREA OF FOREST RETENTION	8	PROPOSED RECREATIONAL TRAIL
102	AREA OF FOREST CLEARING	8	PROPOSED STREET LIGHT
102	AREA OF REFORESTATION	8	EXISTING SPECIMEN TREE
102	PROPOSED STOCKPILE LOCATION	8	EXISTING SPECIMEN TREE TO BE REMOVED / OR LOCATED ON PROPOSED RESIDENTIAL LOT
102	PROPOSED RECREATIONAL TRAIL	8	
102	PROPOSED STREET LIGHT	8	
102	EXISTING SPECIMEN TREE	8	
102	EXISTING SPECIMEN TREE TO BE REMOVED / OR LOCATED ON PROPOSED RESIDENTIAL LOT	8	

CLEARING SUMMARY

FOREST CLEARING	AREA IN ACRES
CL-1	0.02
CL-2	0.05
CL-3	0.34
CL-4	1.80
CL-5	0.17
CL-6	17.75
CL-7	0.80
TOTAL	20.73 (903,000 S.F.)

FOREST RETENTION SUMMARY

FOREST RETENTION AREA DESIGNATION	AREA IN ACRES
R-1	1.87
R-2	0.49
R-3	1.54
R-4	0.06
R-5	9.37
R-6	0.50
R-7	2.98
R-8	0.58
R-9	11.12
TOTAL	28.49 (1,224,025 S.F.)

ON-SITE REFORESTATION SUMMARY

REFORESTATION	AREA IN ACRES
REF-1	0.75
REF-2	0.12
REF-3	2.19
REF-4	2.25
REF-5	0.27
REF-6	0.85
REF-7	0.83
REF-8	0.06
REF-9	0.71
REF-10	0.51
REF-11	2.81
REF-12	6.94
REF-13	9.12
REF-14	0.10
REF-15	0.15
REF-16	0.98
REF-17	0.04
REF-18	0.13
TOTAL	28.79 (1,254,092 S.F.)

TOTAL REFORESTATION SUMMARY

REFORESTATION / INDIVIDUAL TREE PLANTINGS	AREA IN ACRES
ON-SITE REFORESTATION	28.79 (1,254,092 S.F.)
* INDIVIDUAL TREE CREDITS 682 TREES X 500 S.F.	7.80 (331,000 S.F.)
ON-SITE SUBTOTAL	36.59 (1,585,092 S.F.)

INDIVIDUAL TREE PLANTINGS BY PHASE

PHASE	PROPOSED INDIVIDUAL TREE PLANTINGS
CORC	PHASE ONE 270 TREES PHASE TWO 139 TREES
SINGLE-FAMILY RESIDENTIAL	PHASE ONE 135 TREES PHASE TWO 60 TREES PHASE THREE 58 TREES
TOTAL	662 TREES

* REFER TO THE LANDSCAPE PLANS FOR LOCATION, SPECIES, AND SIZE OF INDIVIDUAL TREE PLANTINGS.

MORRIS & RITCHIE ASSOCIATES, INC.

ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
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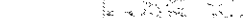
















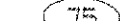








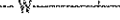












FOREST CONSERVATION PLAN FOR EVA MAR

THIRD ELECTION DISTRICT HARFORD COUNTY, MARYLAND

DATE	REVISIONS	JOB NO.: 18077/17613
09/22/2014	REVISED TO ADDRESS DAC COMMENTS.	SCALE: 1" = 100'
		DATE: 07/08/2014
		DRAWN BY: MVM
		DESIGN BY: MVM/AGD
		REVIEW BY: JMK/PTM
		SHEET: 1 OF 3

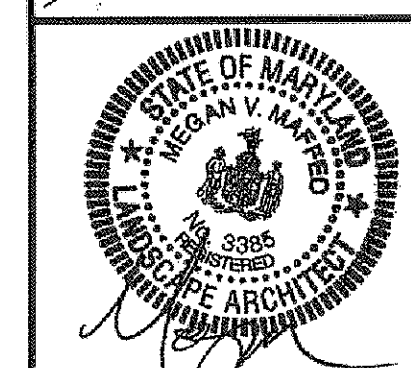
LEGEND:

- | | | | | | |
|---|----------------------------------|---|---|---|--------------------------------------|
|  | EXISTING 2' INTERVAL CONTOUR |  | SOIL LINE AND DESIGNATION |  | LIMIT OF FOREST |
|  | EXISTING 10' INTERVAL CONTOUR |  | EXISTING NONTIDAL WETLANDS / "WATERS OF THE U.S." |  | AREA OF FOREST RETENTION |
|  | PROPOSED 2' INTERVAL CONTOUR |  | EXISTING 25' STATE NONTIDAL WETLAND BUFFER |  | AREA OF FOREST CLEARING |
|  | PROPOSED 10' INTERVAL CONTOUR |  | EXISTING NATURAL RESOURCE DISTRICT (NRD) |  | AREA OF REFORESTATION |
|  | EXISTING BUILDING |  | PROPOSED LOT NUMBER |  | PROPOSED STOCKPILE LOCATION |
|  | EXISTING TREE |  | EXISTING STORM DRAIN |  | PROPOSED RECREATIONAL TRAIL |
|  | EXISTING WOODY VEGETATION |  | EXISTING WATER LINE & FIRE HYDRANT |  | PROPOSED STREET LIGHT |
|  | PROPOSED TREE LINE |  | EXISTING SANITARY SEWER |  | EXISTING SPECIMEN TREE |
|  | PROPOSED BUILDING SETBACK |  | PROPOSED STORM DRAIN |  | EXISTING SPECIMEN TREE TO BE REMOVED |
|  | EXISTING EASEMENT |  | PROPOSED WATER LINE & FIRE HYDRANT |  | LOCATED ON PROPOSED RESIDENTIAL LOT |
|  | EXISTING PAVEMENT |  | PROPOSED SANITARY SEWER | | |
|  | EXISTING FENCE | | DENOTES AREA OF SLOPES 15% - 25% | | |
|  | PROPOSED LOT LINE | | DENOTES AREA OF STEEP SLOPES > OR = 25% | | |
|  | PROPOSED CENTER LINE OF ROAD | | | | |
|  | PROPOSED EDGE OF PAVEMENT | | | | |
|  | EXISTING RIGHT-OF-WAY (R/W) LINE | | | | |
|  | BOUNDARY/PROPERTY LINE | | | | |
|  | EXISTING ADJOINING PROPERTY LINE | | | | |

		UPLAND REFORESTATION AREA: 1.5" 2.5" CALIPER PLANT STOCK FOR REFORESTATION																				BOTANICAL NAME		COMMON NAME	SIZE	SERIAL STAGE	SPACING 1.5" CAL	SPACING 2.5" CAL				
		REF-1	REF-2	REF-3	* REF-4a	REF-4b	REF-5	REF-6	REF-7	REF-8	REF-9	* REF-10	REF-11	REF-12	* REF-13a	REF-13b	REF-13c	REF-14	REF-15	* REF-16a	REF-16b								* REF-17	* REF-18	TOTAL	
ACRES		0.75	0.12	1.68	1.96	0.27	0.27	0.85	0.83	0.08	0.71	0.44	2.14	5.79	2.02	4.33	2.30	0.10	0.15	0.23	0.75	0.04	0.13	25.93								
QUANTITY 1.5" = (150/ACRE) 2.5" = (75/ACRE)	AR	19	3	43	25	6	7	21	20	1	18	11	53	144	25	54	57	3	4	3	19	1	1	538	Acacia rubrum	Red Maple	1.5" - 2.5" cal	Pioneer / Subclimax	20% O.C.	25% +O.C.		
	AS	19	3	43	25	7	7	21	21	1	18	11	53	144	25	54	57	3	4	3	19	1	1	540	Quercus alba	White Oak	1.5" - 2.5" cal	Climax	20% O.C.	25% +O.C.		
	QA	19	3	43	25	7	7	21	21	1	18	11	54	145	25	54	57	3	4	3	19	1	2	542	Acer saccharum	Sugar Maple	1.5" - 2.5" cal	Early Successional	20% O.C.	25% +O.C.		
	FG	19	3	42	24	7	7	21	21	2	18	11	54	145	25	54	58	2	4	3	19	0	2	541	Fagus grandifolia	American Beech	1.5" - 2.5" cal	Climax	20% O.C.	25% +O.C.		
	QR	19	3	42	24	7	7	22	21	2	18	11	54	145	26	54	58	2	4	3	19	0	2	543	Quercus nigra	Red Oak	1.5" - 2.5" cal	Subclimax / Climax	20% O.C.	25% +O.C.		
	CC	18	3	42	24	7	6	22	21	2	17	11	54	145	26	55	58	2	3	3	18	0	2	539	Cercis canadensis	Eastern Redbud	1.5" - 2.5" cal	Subclimax	20% O.C.	25% +O.C.		
SUBTOTAL		113	18	254	147	41	41	128	125	9	107	86	322	868	152	325	345	15	23	18	113	3	10	3,243	* Indicates reference areas to be planted with 2.5" caliper tree. Excluded are portions located in areas of non-tidal wetlands. Refer to the plant list below for species and sizing appropriate for planting within areas of non-tidal wetlands.							

[illegible]

ADJOINING PROPERTY OWNER LIST				
TAX MAP / PARCEL	OWNER	ADDRESS	ZONING	
T.M. 41 P. 132 LOT 1	HARFORD COUNTY MAYLAND	220 S. MAIN STREET, BEL. ARL. MD 21014	R1	
T.M. 41 P. 463 LOT 38	STEPHEN R. COHEN & TINA COHEN	1600 BOWSHORCH COURT, BEL. ARL. MD 21015	R1	
T.M. 41 P. 463 LOT 30	JOHN R. MILLER & BARBARA A. MILLER	1601 BOWSHORCH COURT, BEL. ARL. MD 21015	R1	
T.M. 41 P. 463 LOT 40	ROBERT J. MCGANEY	1603 BOWSHORCH COURT, BEL. ARL. MD 21015	R1	
T.M. 41 P. 461 LOT 44	MICHAEL A. BROWN & SUZANNE S. BROWN	1721 EDWIN DRIVE, BEL. ARL. MD 21015	R1	
T.M. 41 P. 461 LOT 45	KEVIN F. LUDWIG & DANA MARIE LUDWIG-TRUSTEES	1723 EDWIN DRIVE, BEL. ARL. MD 21015	R1	
T.M. 41 P. 461 LOT 46	TERRY E. O'DONNOR & PAMELA R. O'DONNOR	1728 EDWIN DRIVE, BEL. ARL. MD 21015	R1	
T.M. 41 P. 461 LOT 47	WILLIAM E. WART & JANET L. WART	1728 EDWIN DRIVE, BEL. ARL. MD 21015	R1	
T.M. 41 P. 491 LOT 194	MICHAEL A. MARTIN & JANNE Y. MARTIN	1721 SHAPESPEAR DR., BEL. ARL. MD 21015	R1	
T.M. 41 P. 492 LOT 183	JOHN W. GERDES & CHELSEA A. GERDES	1723 SHAPESPEAR DR., BEL. ARL. MD 21015	R1	
T.M. 41 P. 492 LOT 192	ROBERT SANDERS & ASHLEY SANDERS	1725 SHAPESPEAR DR., BEL. ARL. MD 21015	R1	
T.M. 41 P. 492 LOT 191	PAUL A. CORSI & DEBRA A. JORDAN	1727 SHAPESPEAR DR., BEL. ARL. MD 21015	R1	
T.M. 41 P. 492 LOT 190	MARY LOUISE BEGOL TRUSTEE	1729 SHAPESPEAR DR., BEL. ARL. MD 21015	R1	
T.M. 41 P. 492 LOT 189	THOMAS J. MCMAJEE & YVONNE P. MCMAJEE	1731 SHAPESPEAR DR., BEL. ARL. MD 21015	R1	
T.M. 41 P. 492 LOT 188	KERMIT L. UPGRODGE, JR. & LINDA W. UPGRODGE	1733 SHAPESPEAR DR., BEL. ARL. MD 21015	R1	
T.M. 41 P. 492 LOT 187	JAMES S. O'BRIEN & CATHY M. O'BRIEN	1735 SHAPESPEAR DR., BEL. ARL. MD 21015	R1	
T.M. 41 P. 492 LOT 186	JAMES F. STANGLE & JUDY L. STANGLE	1737 SHAPESPEAR DR., BEL. ARL. MD 21015	R1	
T.M. 41 P. 492 LOT 185	STEVEN R. GASTNER & MARY C. GASTNER	1739 SHAPESPEAR DR., BEL. ARL. MD 21015	R1	
T.M. 41 P. 492 LOT 184	JAMES A. CASPER & BARBARA C. CASPER	1741 SHAPESPEAR DR., BEL. ARL. MD 21015	R1	
T.M. 41 P. 492 LOT 183	RYAN EMMER & EMILY EMMER	1800 FASTFAYT ROAD, BEL. ARL. MD 21015	R1	
T.M. 41 P. 492 LOT 182	WILLIAM E. MONTANARY, JR.	1801 FASTFAYT ROAD, BEL. ARL. MD 21015	R1	
T.M. 41 P. 170	RODARCO M. SPONAGLIONE & ROSE M. SPONAGLIONE	1918 BETH STREET, BEL. ARL. MD 21015	R1	
T.M. 41 P. 65	DONALD L. VOHLS & ROBIN K. VICARI	1920 BETH STREET, BEL. ARL. MD 21015	R1	
T.M. 41 P. 662 LOT 133	KENNETH W. SMITH	1218 W. BLUE BROD CT., BEL. ARL. MD 21015	R1	
T.M. 41 P. 662 LOT 134	DEWAND THAKOR & PAULAM THAKOR	1214 W. BLUE BROD CT., BEL. ARL. MD 21015	R1	
T.M. 41 P. 662 LOT 147	BRETT R. HALSEY & CANDAN D. HALSEY	1206 ROYAL MEADOW CT., BEL. ARL. MD 21015	R1	
T.M. 41 P. 662 OS	HARDON PROPERTIES AT AMYCALE LLC	W. BLUE BROD CT. BEL. ARL. MD 21015	R1	
T.M. 41 P. 662 LOT 153	ROSS E. SMITH, IV	1200 CLOVERFIELD CT., BEL. ARL. MD 21015	R1	
T.M. 41 P. 662 LOT 154	BRIAN J. DWING & KELLY L. DWING	1204 CLOVERFIELD CT., BEL. ARL. MD 21015	R1	
T.M. 41 P. 662 LOT 156	MYRON VALAVANUS & JENNIFER L. VALAVANUS	1805 AMYCALE DRIVE, BEL. ARL. MD 21015	R2	
T.M. 41 P. 662 OS	TOP CHARG AT BEL. AR HOMEOWNERS ASSOCIATION INC.	AMYCALE DRIVE BEL. ARL. MD 21015	R2	
T.M. 41 P. 662 LOT 71	AMYCALE EAST HOMEOWNERS ASSOCIATION INC.	AMYCALE DRIVE BEL. ARL. MD 21015	R2	
T.M. 41 P. 662 LOT 71	BRYAN L. CUSINER & JANNA R. CUSINER	1712 AMYCALE DRIVE, BEL. ARL. MD 21015	R2	
T.M. 41 P. 662 LOT 70	ROBERT C. ACQUAVELLA & KATHLEEN A. ACQUAVELLA	1710 AMYCALE DRIVE, BEL. ARL. MD 21015	R2	
T.M. 41 P. 662 LOT 69	LEONARD HERBECZEK	1708 AMYCALE DRIVE, BEL. ARL. MD 21015	R2	
T.M. 41 P. 662 LOT 68	PAUL J. ZILKA & PATRICIA A. ZILKA	1706 AMYCALE DRIVE, BEL. ARL. MD 21015	R2	
T.M. 41 P. 662 LOT 67	KRISTIN L. CONNELLY & KEVIN CONNELLY	1704 AMYCALE DRIVE, BEL. ARL. MD 21015	R2	
T.M. 41 P. 662 LOT 66	ADRIENNE HOROWICZ & CHRISTOPHER HOROWICZ	1702 AMYCALE DRIVE, BEL. ARL. MD 21015	R2	
T.M. 41 P. 662 LOT 65	TIMOTHY T. MALLORY & CHM T. MALLORY	1614 AMYCALE DRIVE, BEL. ARL. MD 21015	R2	
T.M. 41 P. 662 LOT 64	RANDOLPH C. BAKER	1612 AMYCALE DRIVE, BEL. ARL. MD 21015	R2	
T.M. 41 P. 662 LOT 63	PAUL S. DUERMEL & JENNIFER A. DUERMEL	1610 AMYCALE DRIVE, BEL. ARL. MD 21015	R2	
T.M. 41 P. 662 LOT 62	YOUNG JIM KIM & OK MI KIM	1608 AMYCALE DRIVE, BEL. ARL. MD 21015	R2	
T.M. 41 P. 662 LOT 61	ANIBAL FELICIANO & MINNIE T. FELICIANO	1606 AMYCALE DRIVE, BEL. ARL. MD 21015	R2	
T.M. 41 P. 662 LOT 60	CHRISTOPHER R. MATTHEWS & CHRISTINE W. JENSEN	1604 AMYCALE DRIVE, BEL. ARL. MD 21015	R2	
T.M. 41 P. 662 LOT 59	MICHAEL S. NIEDZWICKI & DAN NIEDZWICKI	1602 AMYCALE DRIVE, BEL. ARL. MD 21015	R2	



MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
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FAX: (410) 515-9002

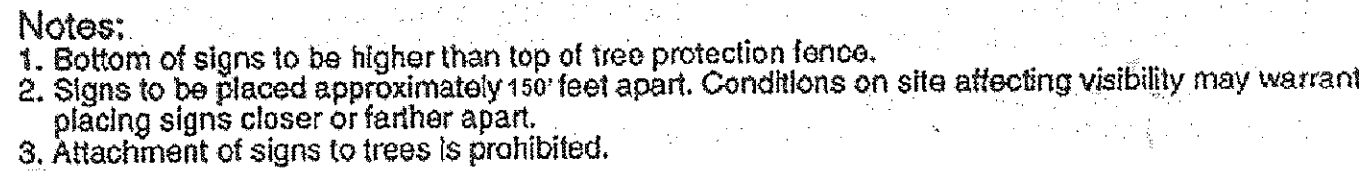
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FOREST CONSERVATION PLAN
FOR
EVA MAR

THIRD ELECTION DISTRICT

HARFORD COUNTY, MARYLAND

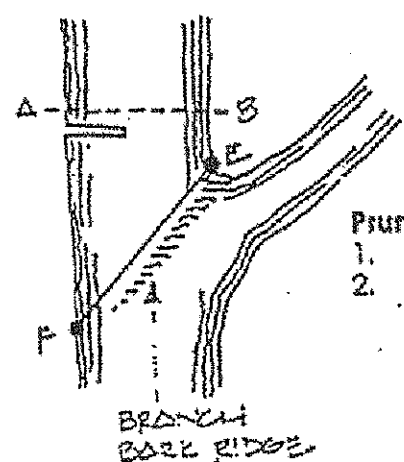
DATE	REVISIONS	JOB NO.: 18077/17613
09/22/2014	REVISED TO ADDRESS DAC COMMENTS.	SCALE: 1" = 100'
		DATE: 07/08/2014
		DRAWN BY: MVM
		DESIGN BY: MVM/AGD
		REVIEW BY: JMK/PTM
		SHEET: 2 OF 3



The image contains two diagrams illustrating branch attachment in different types of trees. The left diagram is labeled 'HARDWOODS' and shows a main stem with a branch attached. The branch has a 'BRANCH BARK RIDGE' and a 'BRANCH GROWER' on the main stem. The branch is labeled 'BRANCH GROWER' and 'BRANCH BARK RIDGE'. The right diagram is labeled 'CONIFERS' and shows a main stem with a branch attached. The branch has a 'BRANCH BARK RIDGE' and a 'BRANCH GROWER' on the main stem. The branch is labeled 'FOR LIVING OR DEAD BRANCHES'.

Pruning a Branch

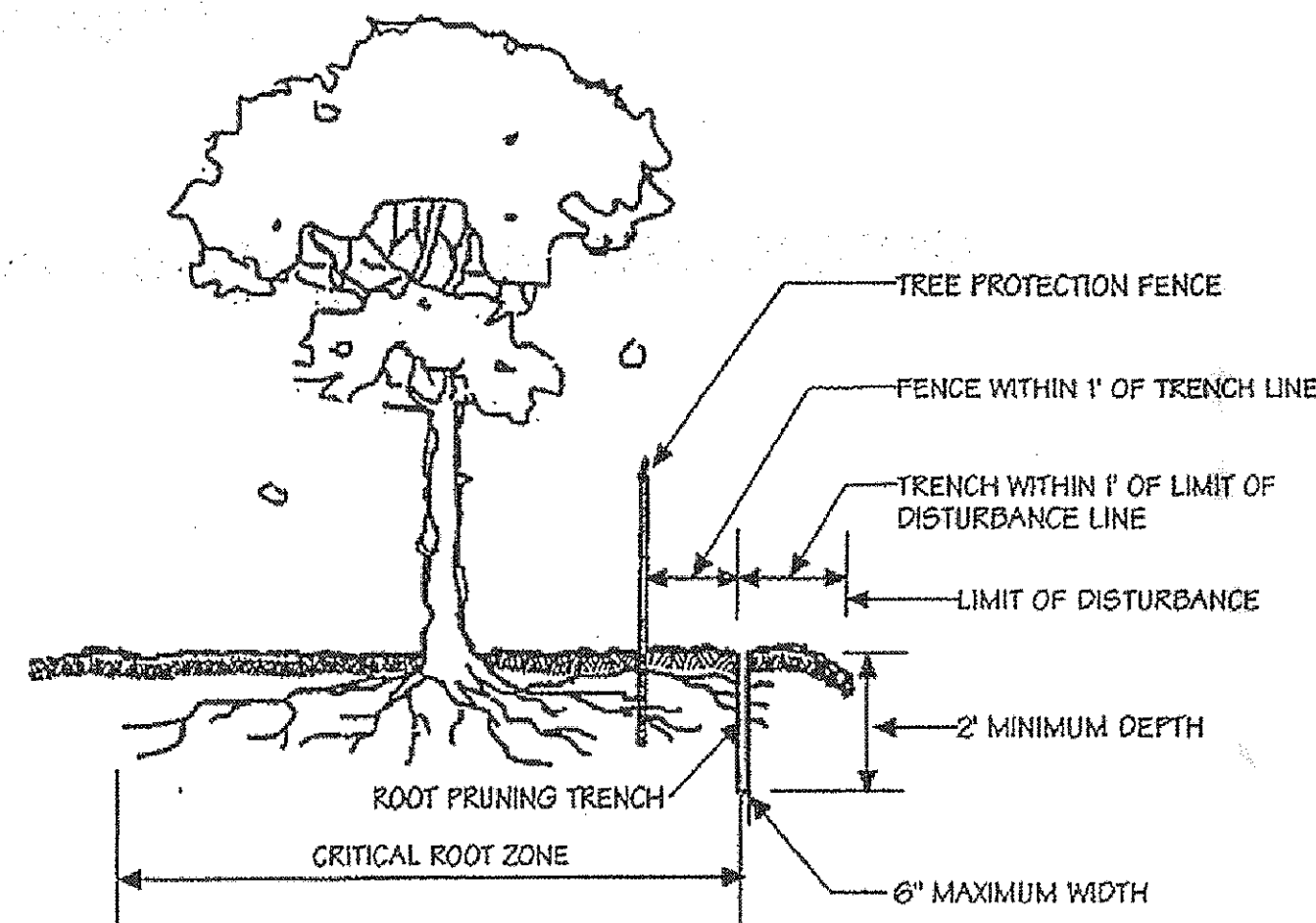
1. Remove branch weight by undercutting at A and remove limb by cutting through at B.
2. Remove stub at CD (line between branch bark ridge and outer edge of branch collar).
3. If D is difficult to find on hardwoods, drop vertical from C (line CX). Angle $XCY = XCD$.



Pruning a Leader or To Reduce Size

1. Remove top weight by cutting at A&E.
2. Remove stub at EF parallel to the Branch Bark Ridge.

Source: Fairfax County, Virginia
Vegetation Preservation & Planting



Notes:

1. Retention Areas to be established as part of the forest conservation plan review process.
2. Boundaries of Retention Areas to be staked, flagged and/or fenced prior to trenching.
3. Exact location of trench should be identified.
4. Trench should be immediately backfilled with soil removed or organic soil.
5. Roots should be cleanly cut using vibratory knife or other acceptable equipment.

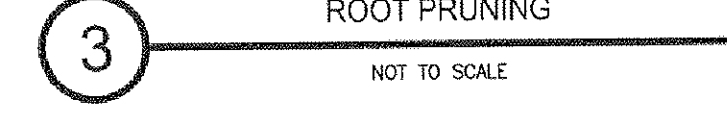
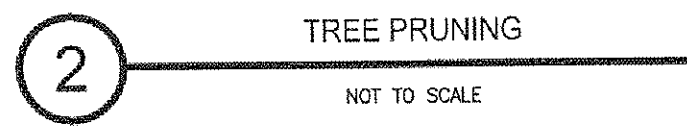
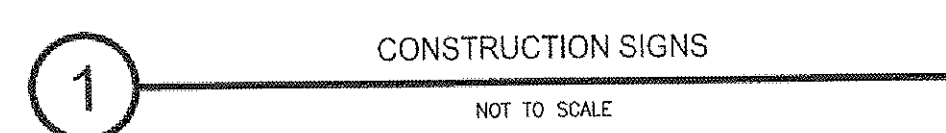
Source: Adapted from Steve Clark & Associates/ACRT, Inc. and Forest Conservation Manual, 1991

Specimen Trees			
Ray	Species Name	Size	Cond.
A	Scarlet oak	32"	F. good
B	White oak	34"	Fair
C	Red oak	36"	F. good
D	Scarlet oak	30"	F. good
E	Tulip poplar	30"	Fair
F	Scarlet oak	32"	Fair
G	Scarlet oak	39"	Good
H	Scarlet oak	31"	Fair
I	Scarlet oak	31"	Fair
J	Tulip poplar	31"	F. good
K	Scarlet oak	34"	F. good
L	Am. beech	35"	F. good
M	White ash	37"	Fair
N	White ash	41"	Poor
O	White ash	31"	F. good
P	Am. beech	39"	Good
Q	Am. beech	31"	Fair
R	White ash	30"	F. good
S	Tulip poplar	37"	Fair
T	Am. beech	39"	Good
U	Red oak	37"	F. good
V	Tulip poplar	30"	F. good
W	Tulip poplar	35"	Good
X	Scarlet oak	30"	F. good
Y	Tulip poplar	32"	F. good
Z	Am. beech	33"	Poor

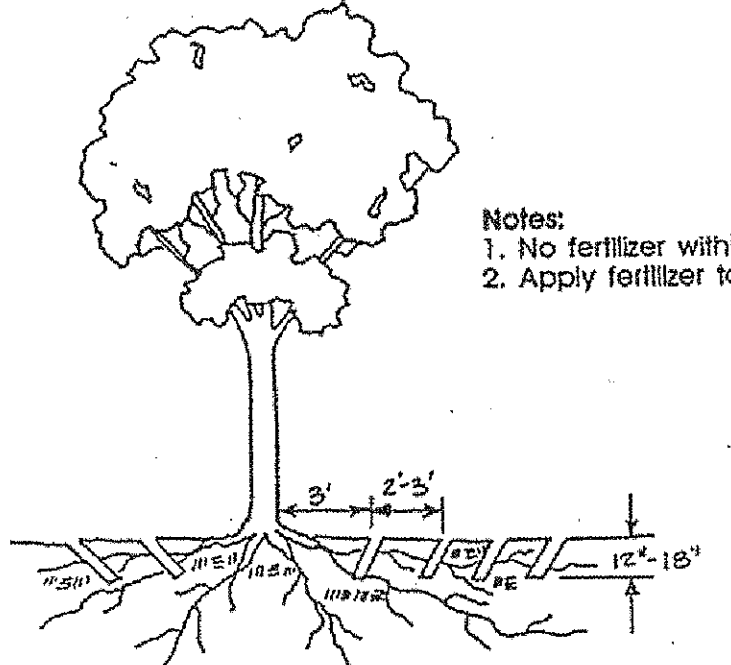
	Key	Species Name	Size	Cond.
(WR)	3A	Tulip poplar	31"	F. good
(WR)	3B	Tulip poplar	33"	F. good
(WR)	3C	Red oak	40"	F. good
(WR)	3D	Red oak	32"	F. good
(WR)	3E	Tulip poplar	35"	V. poor
	3F	Tulip poplar	38"	Good
	3G	Red maple	30"	F. good
	3H	Red oak	33"	F. good
	3I	White oak	39"	F. good
(WR)	3J	White ash	34"	Fair
	3K	Tulip poplar	36"	Good
	3L	White oak	33"	Good
	3M	Red oak	33"	F. good
(WR)	3N	Tulip poplar	35"	Fair
(WR)	3O	Tulip poplar	34"	F. good
(WR)	3P	Tulip poplar	47"	V. poor
	3Q	Am. beech	33"	Good
	3R	Am. beech	31"	Good
	3S	White oak	32"	Good
	3T	Red maple	49"	F. good
(WR)	3U	White ash	51"	Fair
(WR)	3V	Scarlet oak	45"	Fair
	3W	Am. sycamore	90"	Good
	3X	S. red oak	45"	V. poor
	3Y	White ash	31"	Good
	3Z	Tulip poplar	44"	F. good

	Key	Species Name	Size	Cond.
(WR)	5A	Black cherry	31"	Good
(WR)	5B	Pawlonia	31"	F. good
	5C	Am. sycamore	33"	F. good
	5D	Pin oak	35"	Good
	5E	Red maple	40"	Good
	5F	Scarlet oak	33"	Good
	5G	Scarlet oak	37"	Good
(WR)	5H	Am. sycamore	35"	Good
(WR)	5I	Am. sycamore	36"	F. good
(WR)	6J	Am. sycamore	32"	Fair
	6K	White ash	30"	Fair
	5L	Am. sycamore	40"	F. good
	5M	Am. sycamore	42"	F. good
	5N	Am. sycamore	34"	F. good
	5O	Am. sycamore	31"	F. good
	5P	Am. sycamore	33"	F. good
	5Q	Am. sycamore	32"	Good
	5R	Am. sycamore	60"	Good
	5S	Black walnut	45"	F. good
(WR)	5T	Am. sycamore	38"	Good
(WR)	5U	Black walnut	39"	Poor
(WR)	5V	Tulip poplar	30"	Good
	5W	White ash	35"	Fair
	5X	Tulip poplar	32"	F. good
	6Y	Tulip poplar	31"	V. poor
(WR)	5Z	Bigtooth Asper	18.4"	F. good

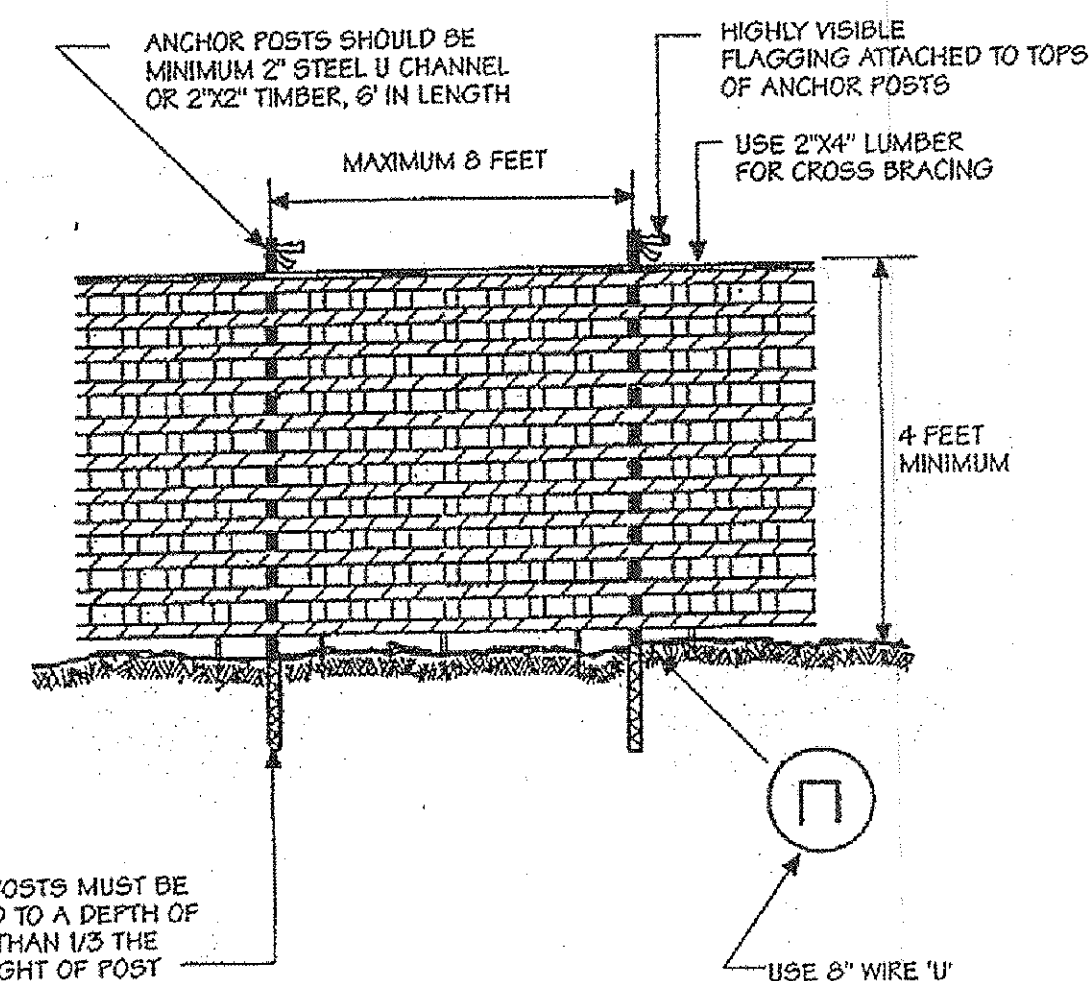
(WR) INDICATES THAT A WAIVER IS BEING REQUESTED FOR SPECIMEN TREE REMOVAL. IN SOME CASES SPECIMEN TREES ARE LOCATED ON RESIDENTIAL LOTS WHICH PREVENTS THE TREE FROM BEING INCLUDED IN A FOREST CONSERVATION EASEMENT. IN SOME CASES SPECIMEN TREES ARE LOCATED IN AREAS OF POTENTIAL DISTURBANCE. IT IS THE APPLICANT'S INTENTION TO WORK AROUND THESE SPECIMEN TREES WHEN POSSIBLE, BUT RETENTION CAN NOT BE GUARANTEED AT THIS TIME.



Source: Prono, 1978



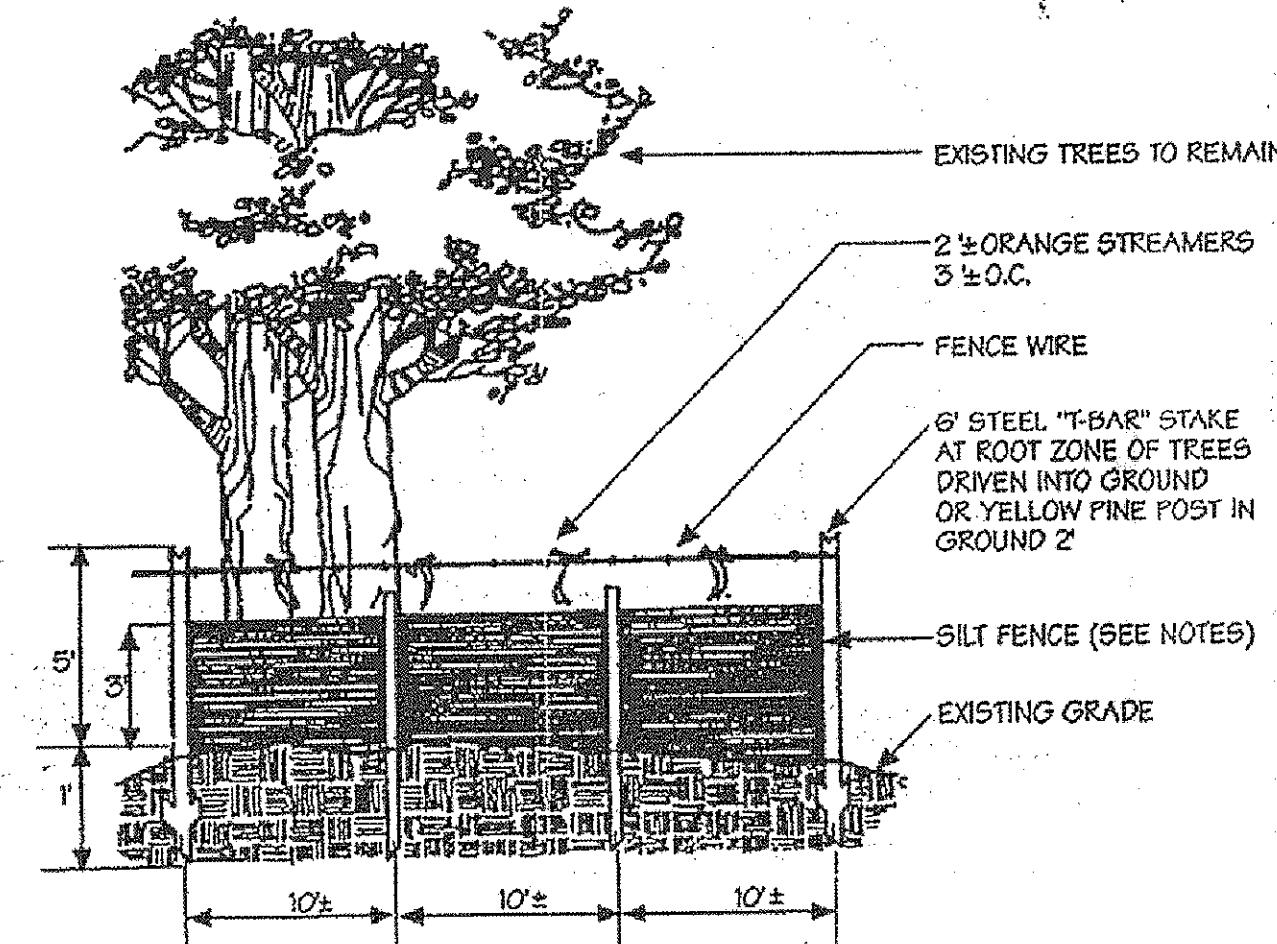
Notes:
1. No fertilizer within 3 feet of trunk
2. Apply fertilizer to entire critical root zone



Notes:

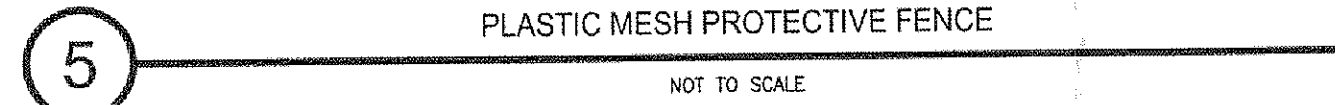
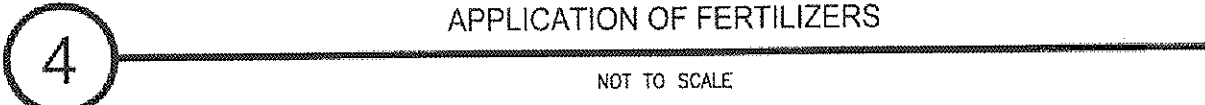
1. Blaze orange or blue plastic mesh fence for forest protection device, only.
2. Boundaries of Retention Area will be established as part of the forest conservation plan review process.
3. Boundaries of Retention Area should be staked and flagged prior to installing device.
4. Avoid damage to critical root zone. Do not damage or sever large roots when installing posts.
5. Protection signs are required.
6. Device should be maintained throughout construction.

Source: Adapted from Prince George's County, Maryland: Woodland Conservation Manual and Forest Conservation Manual, 1991



- Notes:
 1. Silt fence to be heeled into the soil.
 2. Wire, snow fence, etc. for tree protection only.
 3. Boundaries of Retention Area will be established as part of the forest conservation plan review process.
 4. Boundaries of Retention Area should be staked and flagged prior to installing device.
 5. Avoid root damage when placing anchor posts.
 6. Devices should be properly maintained throughout construction.
 7. Protection signs are also required.
 8. Locate fence outside the Critical Root Zone.

Source: Adapted from Steve Clark & Associates/ACRT, Inc.



Important: Seedlings should be dormant (planted between December and March), and roots should be moist and fibrous. Each seedling should be protected from moisture loss by keeping roots moist and covered. Do not root prune!

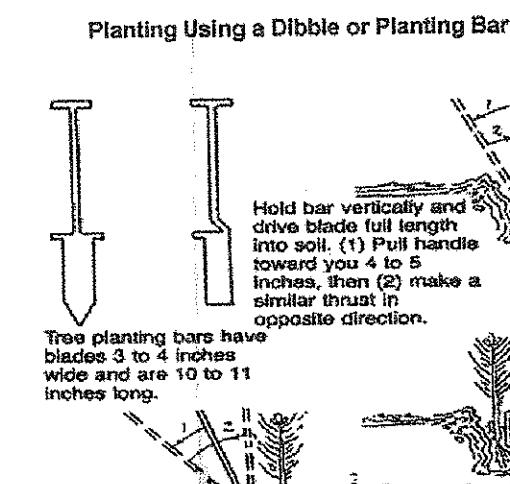
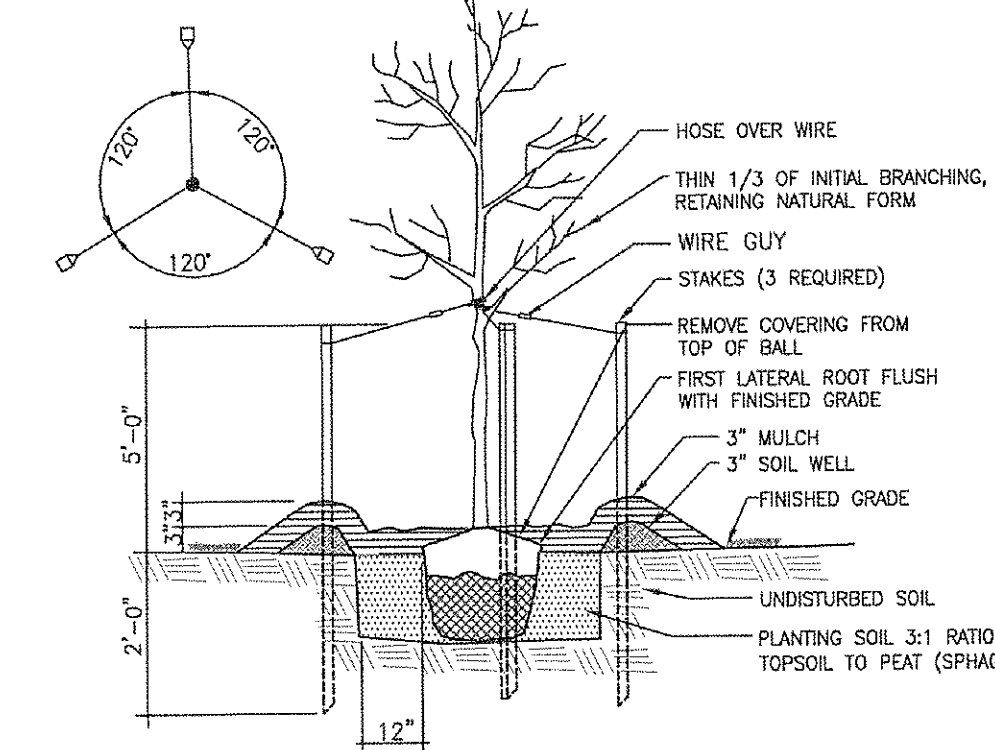
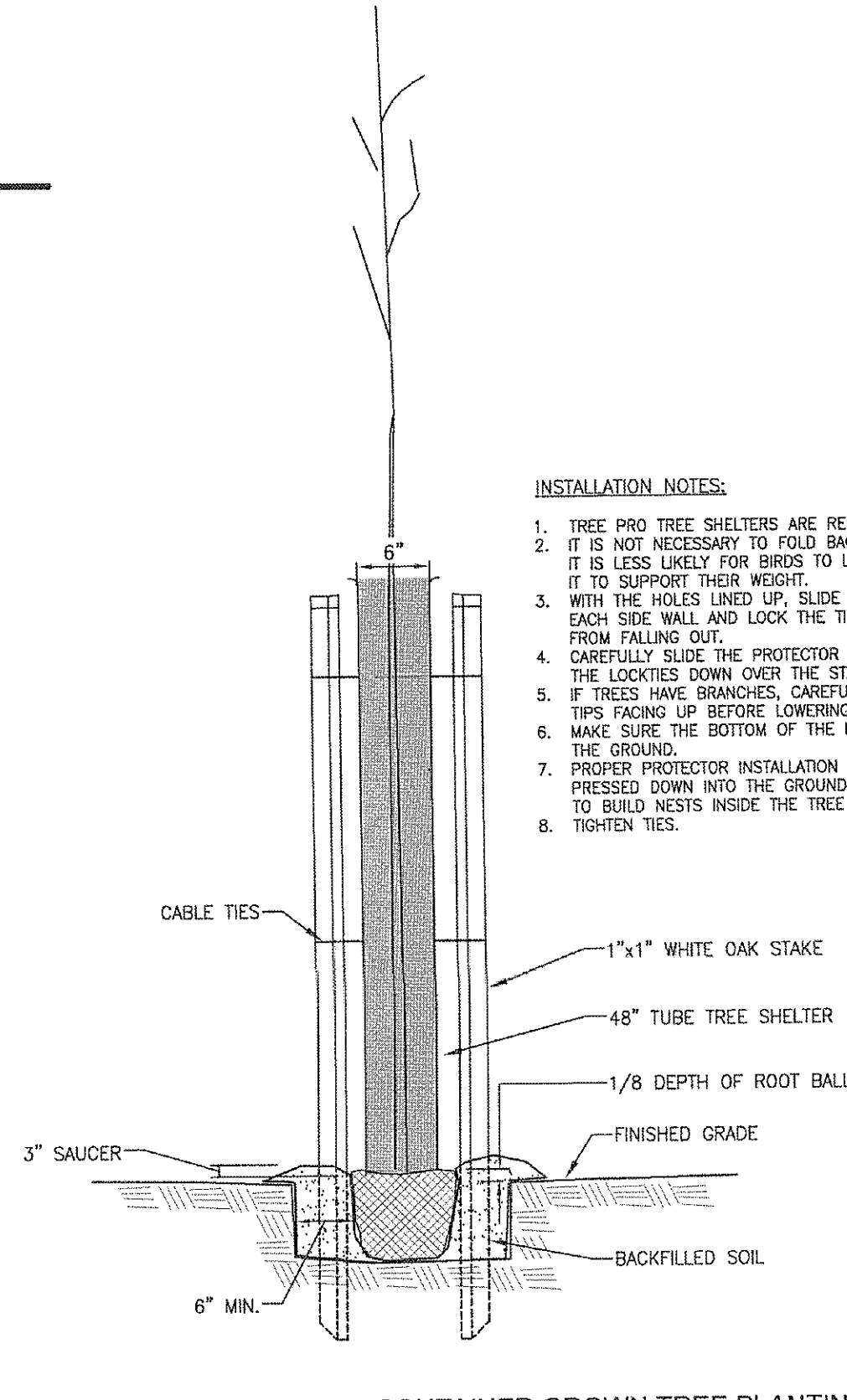


Illustration Courtesy of University of Missouri



DECIDUOUS TREE DETAIL
NOT TO SCALE



CONTAINER GROWN TREE PLANTING
DETAIL WITH TREE SHELTER
NOT TO SCALE

	Key	Species Name	Size	Cond.
(WR)	AA	Tulip poplar	31"	Good
	BB	Tulip poplar	30"	Fair
	CC	Am. beech	31"	F. good
(WR)	DD	Red oak	40"	Fair
	EE	White ash	31"	Poor
	FF	Red oak	30"	F. good
	GG	White ash	30"	Fair
	HH	Red maple	34"	F. good
(WR)	II	Am. sycamore	45"	Fair
(WR)	JJ	Tulip poplar	32"	Good
	KK	Am. sycamore	30"	Good
	LL	Scarlet oak	39"	Poor
(WR)	MM	Tulip poplar	34"	Good
(WR)	NN	White oak	31"	F. good
(WR)	OO	White ash	39"	Fair
(WR)	PP	Tulip poplar	34"	F. good
(WR)	QQ	Tulip poplar	33"	F. good
(WR)	RR	Tulip poplar	34"	F. good
(WR)	SS	Red maple	35"	Good
(WR)	TT	Am. beech	42"	Fair
	UU	White oak	32"	Fair
(WR)	VV	Red maple	34"	F. good
(WR)	WW	Scarlet oak	32"	Poor
(WR)	XX	White oak	30"	Fair
(WR)	YY	Am. beech	32"	Good
(WR)	ZZ	Scarlet oak	32"	Fair

	Key	Species Name	Size	Cond.
	4A	White ash	38"	Good
	4B	White ash	32"	F. good
	4C	White ash	37"	Good
	4D	White ash	50"	Fair
	4E	White ash	34"	Fair
	4F	White ash	37"	F. good
	4G	White ash	48"	Poor
(WR)	4H	White ash	36"	F. good
	4I	White ash	53"	Poor
	4J	Black cherry	58"	F. good
	4K	Norway maple	36"	V. poor
	4L	Norway maple	31"	Fair
	4M	Norway maple	41"	Fair
	4N	White pine	30"	Good
	4O	White pine	31"	Good
	4P	White ash	50"	Poor
	4Q	White ash	47"	Poor
	4R	Black cherry	34"	Fair
	4S	White ash	42"	Fair
	4T	White ash	30"	V. poor
(WR)	4U	Walnut	42"	F. good
(WR)	4V	White ash	32"	F. good
(WR)	4W	Norway maple	42"	Fair
(WR)	4X	Black cherry	30"	F. good
(WR)	4Y	Mulberry	33"	F. good
(WR)	4Z	Norway maple	33"	V. poor

1. CLEARING AND CRUBBING OF FOREST AREAS SHOWN ON THIS PLAN WILL BE COMPLETED AS PART OF A MASS GRADING PLAN FOR EACH PHASE OF CONSTRUCTION. THERE WILL BE NO CLEARING IN FOREST PRODUCTION AREAS, BLAZE CHARGE MARKED AREAS OR IN AREAS WHERE PERMITTED CONTROL FACILITIES DO NOT DEFINE THE LIMIT OF DISRUPTION. ADJUSTMENTS TO THIS PLAN WILL BE SEQUESTERED ONLY FOR THE WORK OF LIGHT WEIGHT SOIL MIX OR ROOF PRUNING (DETAIL #3).

2. PRIOR TO INSTALLATION OF PERMETER SEDIMENT CONTROL MEASURES, THE LIMIT OF CLEARING AS SHOWN ON THE F.C.P. SHALL BE PLACED AND FOREST RETENTION SIGNS (DETAIL #3) SHALL POSTED EVERY 150 FEET. SEDIMENT CONTROL MEASURES SHALL REMAIN OUTSIDE OF PROTECTED FOREST AREAS.

3. STOCKPILE AREAS, EMPLOYEE PARKING AND EQUIPMENT STAGING AREAS SHALL BE CONTAINED WITHIN THE LIMIT OF CLEARING AS SHOWN ON THE F.C.P. OR SEDIMENT & EROSION CONTROL PLAN.

4. FILTER CLOTH ON WIRE MESH (DETAIL #3) SHALL BE INSTALLED IN LIEU OF STANDARD SILT FENCE OR HIGH VISIBILITY FLAGGING SHALL BE PLACED ON SLOPE SILT FENCE WHERE APPLICABLE ON THE EXISTING FOREST CONTROL PLAN. SIX INCHES AND SMALLER SHALL BE INSTALLED OUTSIDE OF THE FOREST AREAS PROTECTED BY BLAZE CHARGE.



5. TREES OVER 18" DBH REQUIRING EXCAVATION WITHIN THE CRITICAL ROOT ZONE SHALL HAVE ROOTS PRUNED (DETAIL #3) AND CROWN REDUCED (DETAIL #2) TO 20% OF THE EXISTING CROWN. THE EXCAVATION OF ROOT SYSTEM REMOVED THIS WAY) AND CROWN REDUCED (DETAIL #2) TO 20% OF THE EXISTING CROWN. THE EXCAVATION OF ROOT SYSTEM REMOVED THIS WAY) SHALL BE PROTECTED BY A 2" LAYER SHALL BE SPREAD 5 FEET BEYOND THE ROOT PRUNING LINE.

6. IMMEDIATELY FOLLOWING PERIOD OF PROTECTIVE FENCING AT THE END OF FINAL GRADING AND STABILIZATION.

7. SPRING AND FALL LOW NITROGEN FERTILIZERS (10-25-15) SHALL BE APPLIED BY MEANS OF LIQUID PRESSURE INJECTION (DETAIL #3) TO THE ROOT ZONE OF TREES OVER 18" DBH THAT WERE AFFECTED BY CONSTRUCTION WITHIN THE CRITICAL ROOT ZONE.

8. EACH GROUP OF TREES MUST ALSO BE MONITORED FOR DISEASE AND INSECT PROBLEMS DURING AND AFTER CONSTRUCTION FOR A PERIOD OF TWO YEARS.

9. EXOTIC TREE AND SHRUB SPECIES SHALL BE ENHANCED BY CUTTING AND/OR SPRAYING WITH AN APPROVED HERBICIDE (E.G. GLYPHOSATE, TRIFLURALIN, ROUNDUP) BY A STATE CERTIFIED PESTICIDE APPLICATION, 2 APPLICATIONS PER YEAR. WEEDS WILL BE NECESSARY.

	MORRIS & RITCHE ASSOCIATES, INC. ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS 3445-A BOX HILL CORPORATE CENTER DRIVE ABINGDON, MD 21009 (410) 515-9000 FAX: (410) 515-9002 MRA@TA.COM <small>© 2014 MORRIS & RITCHE ASSOCIATES, INC.</small>
	FOREST CONSERVATION PLAN FOR EVA MAR (THIRD ELECTION DISTRICT)

MORRIS & RITCHIE ASSOCIATES, INC.

ARCHITECTS, ENGINEERS, PLANNERS, SURVEYORS,
AND LANDSCAPE ARCHITECTS



September 22, 2014

Mr. Moe D. Davenport
Harford County Department of Planning & Zoning
220 S. Main Street, 2nd Floor
Bel Air, MD 21014

RE: Eva Mar
Waiver Request
Specimen Tree Removal

Dear Mr. Davenport:

A Forest Stand Delineation was performed on April 3 and 4, 2012, and December 12, 2012, and a Report was prepared December 17, 2012, by Eco-Science Professionals, Inc. for the site known as Eva Mar, formerly the Probst Property. The Harford County Department of Planning & Zoning approved the Forest Stand Delineation Plan & Report (FSD) May 9, 2014.

The FSD describes that specimen trees were identified based on the parameters outlined in the Harford County Forest Conservation Program and include:

- a. trees having a diameter measured at 4.5 feet above the ground of 30 inches or more;
- b. trees having 75 percent or more of the diameter of the current state champion tree of that species;
- c. or trees designated as national, state, or county champions.

One hundred thirty (130) specimen trees were identified within the study area. A list of specimen trees, identification key, species name, size, and condition is provided on sheet three of the Forest Conservation Plan (FCP). The FCP shows the locations of specimen trees and whether each is to be preserved or to be removed.

On behalf of our client, ESC Eva Mar, LC, Morris & Ritchie Associates, Inc. (MRA) is requesting a waiver from the Harford County Zoning Code, Section 267-39 D.(3)(a) to allow removal of forty-four specimen trees of the one hundred thirty specimen trees identified on-site. Consideration of size, quality, and location of existing specimen trees informed the proposed lot configuration and roadway alignments, in order to retain and protect as many of the high quality specimen trees as possible.

Our supporting information identifying specimen tree disposition and justification for the waiver request for each tree, pursuant to Harford County Zoning Code, Section 267-39 F., is as follows:

Specimen Tree 'AA' - 31" Tulip Poplar (*Liriodendron tulipifera*)

Condition of this Specimen Tree:

This tree is located in Forest Stand F-1 in the northern portion of the site. Tulip Poplar is one of the dominate species in this forest stand. The tree is identified as being of good condition with a high canopy.

Disposition:

This tree is located near the rear property line of a proposed single-family residential lot. The tree is located outside of the limit of disturbance and the applicant's engineers and contractors will make every effort to retain this tree. This tree will not be protected by a forest conservation easement (FCE) which are not allowed on residential lots less than 20,000 s.f. Therefore a waiver is being requested.

Justification for Waiver Request:

1) Special Condition:

Although the tree is to remain, it is located on a proposed residential lot and therefore cannot be protected by a FCE.

2) Rights Commonly Enjoyed By Others:

Depriving the developer of the right to construct the project to its full capacity would unnecessarily increase the relative project cost compared to those commonly enjoyed by others in similar surrounding projects;

3) Special Privilege:

The granting of this variance would not confer any special privilege on the developer, which would be denied to others;

4) Conditions Created By Applicant:

This variance is necessary due to specific site conditions. It is not a result of actions of the developer;

5) Conditions Relating to Adjacent Property Use:

This request has not arisen from a condition on a neighboring property; and

6) Water Quality:

Water quality will not adversely affected by this request. Stormwater management (SWM) proposed as environmental site design practices and erosion and sediment control will be provided for the project in accordance with the applicable regulations and standards.

Specimen Tree 'DD' - 40" Red Oak (*Quercus rubra*)

Condition of this Specimen Tree:

This tree is located in Forest Stand F-1 in the northern portion of the site. The tree is identified as being of fair condition.

Disposition:

Red Oak is one of the dominate species in this forest stand. This tree is observed to have a thin canopy typical of trees in a forest setting, and may not be as stable after clearing occurs around it. At this time the applicant seeks a waiver for its removal.

Justification for Waiver Request:

1) **Special Condition:**

This tree is located in an area intended for stormwater management adjacent to a proposed roadway and single-family residential lots. Locating the stormwater management facility in this location is intended to preserve forest within the NRD and minimize fragmentation of existing forest.

2) **Rights Commonly Enjoyed By Others:**

Stormwater management for both water quality and quantity is a requirement of land development as outlined in the 2000 Maryland Stormwater Design Manual. This particular facility is planned for quantity management, and in general these facilities are located in lower lying areas of the site. Depriving the developer of the right to remove the tree and construct the stormwater facility would contradict regulations and laws governing stormwater management;

3) **Special Privilege:**

The granting of this variance would not confer any special privilege on the developer, which would be denied to others;

4) **Conditions Created By Applicant:**

This variance is necessary due to existing site conditions. It is not a result of actions of the developer;

5) **Conditions Relating to Adjacent Property Use:**

This request has not arisen from a condition on a neighboring property; and

6) **Water Quality:**

The removal of this tree will not adversely affect water quality, in fact its removal will ensure adequate area is available for stormwater management facilities.

Specimen Tree 'II' - 45" American Sycamore (*Platanus occidentalis*)

Condition of this Specimen Tree:

This tree is located along the eastern edge of Forest Stand F-1 in the northern portion of the site. The tree is identified as being of fair condition.

Disposition:

This tree is located in the NRD near a non-tidal wetland feature. American Sycamore is a species that is most often found along stream banks or wet areas. At this time the applicant seeks a waiver for its removal.

Justification for Waiver Request:

1) **Special Condition:**

This tree is in the vicinity of the proposed extension of Cloverfield Drive, approximately forty feet to the north of the proposed roadway. The design of the

conveyance structure associated with this road crossing has not yet been engineered or submitted for review and approval by the Maryland Department of the Environment. Depending on the structure required, this tree may or may not be retained. Original site plans for this project showed Cloverfield Drive connecting to Eva Mar Boulevard, but was realigned to its current location to minimize the number of specimen trees that would be negatively impacted.

2) Rights Commonly Enjoyed By Others:

Depriving the developer of the right to remove the tree and construct the road crossing would prevent road network connectivity among the existing and proposed communities;

3) Special Privilege:

The granting of this variance would not confer any special privilege on the developer, which would be denied to others;

4) Conditions Created By Applicant:

This variance is necessary due to site conditions and established planning practices promoted by the Office of Planning & Zoning. It is not a result of actions of the developer;

5) Conditions Relating to Adjacent Property Use:

This request has not arisen from a condition on a neighboring property; and

6) Water Quality:

The removal of this tree will not adversely affect water quality. Stormwater management (SWM) proposed as environmental site design practices and erosion and sediment control will be provided for the project in accordance with the applicable regulations and standards.

Specimen Tree 'JJ' - 32" Tulip Poplar (*Liriodendron tulipifera*)

Condition of this Specimen Tree:

This tree is located along the eastern edge of Forest Stand F-1 in the northern portion of the site. Tulip Poplar is one of the dominate species in this forest stand. The tree is identified as being of good condition.

Disposition:

This tree is located in the NRD near a non-tidal wetland feature. Poison ivy was observed growing up the tree trunk and into the canopy. At this time the applicant seeks a waiver for its removal.

Justification for Waiver Request:

1) Special Condition:

This tree is in the vicinity of the proposed extension of Cloverfield Drive. Original site plans for this project showed Cloverfield Drive connecting to Eva Mar Boulevard, but was realigned to its current location to minimize the number of specimen trees that would be negatively impacted.

2) Rights Commonly Enjoyed By Others:

Depriving the developer of the right to remove the tree and construct the road crossing would prevent road network connectivity among the existing and proposed communities;

3) Special Privilege:

The granting of this variance would not confer any special privilege on the developer, which would be denied to others;

4) Conditions Created By Applicant:

This variance is necessary due to site conditions and established planning practices promoted by the Office of Planning & Zoning. It is not a result of actions of the developer;

5) Conditions Relating to Adjacent Property Use:

This request has not arisen from a condition on a neighboring property; and

6) Water Quality:

The removal of this tree will not adversely affect water quality. Stormwater management (SWM) proposed as environmental site design practices and erosion and sediment control will be provided for the project in accordance with the applicable regulations and standards.

Specimen Tree 'LL' - 30" Scarlet Oak (*Quercus coccinea*)

Condition of this Specimen Tree:

This tree is located along the eastern edge of Forest Stand F-1 in the northern portion of the site. The tree is identified as being of poor condition.

Disposition:

This tree is located in the NRD near a non-tidal wetland feature. Poison ivy was observed growing into the canopy, as well as several dead limbs. At this time the applicant seeks a waiver for its removal.

Justification for Waiver Request:

1) Special Condition:

This tree is in the vicinity of the proposed extension of Cloverfield Drive. Original site plans for this project showed Cloverfield Drive connecting to Eva Mar Boulevard, but was realigned to its current location to minimize the number of specimen trees that would be negatively impacted.

2) Rights Commonly Enjoyed By Others:

Depriving the developer of the right to remove the tree and construct the road crossing would prevent road network connectivity among the existing and proposed communities;

3) Special Privilege:

The granting of this variance would not confer any special privilege on the developer, which would be denied to others;

4) Conditions Created By Applicant:

This variance is necessary due to site conditions and established planning practices promoted by the Office of Planning & Zoning. It is not a result of actions of the developer;

5) Conditions Relating to Adjacent Property Use:

This request has not arisen from a condition on a neighboring property; and

6) Water Quality:

The removal of this tree will not adversely affect water quality. Stormwater management (SWM) proposed as environmental site design practices and erosion and sediment control will be provided for the project in accordance with the applicable regulations and standards.

Specimen Tree 'NN' - 31" White Oak (Quercus alba)

Condition of this Specimen Tree:

This tree is located in Forest Stand F-1 in the north/central portion of the site. The tree is identified as being of fairly good condition. A few dead limbs were observed.

Disposition:

This tree is located in the area of a proposed single-family residential lot. It is unlikely that its removal can be avoided to construct the dwelling. At this time the applicant seeks a waiver for its removal.

Justification for Waiver Request:

1) Special Condition:

The scale of the project and development footprint for buildings, parking, roadways and associated grading will require the removal of the tree. Preserving the specimen trees would reduce the area of developable land, which would cause an unwarranted hardship;

2) Rights Commonly Enjoyed By Others:

Depriving the developer of the right to remove the tree and construct the project to its full capacity would unnecessarily increase the relative project cost compared to those commonly enjoyed by others in similar surrounding projects;

3) Special Privilege:

The granting of this variance would not confer any special privilege on the developer, which would be denied to others;

4) Conditions Created By Applicant:

This variance is necessary due to site conditions and market driven product needs. It is not a result of actions of the developer;

5) Conditions Relating to Adjacent Property Use:

This request has not arisen from a condition on a neighboring property; and

6) Water Quality:

The removal of this tree will not adversely affect water quality. Stormwater management (SWM) proposed as environmental site design practices and erosion and sediment control will be provided for the project in accordance with the applicable regulations and standards.

Specimen Tree 'OO' - 38" White Ash (Fraxinus americana)

Condition of this Specimen Tree:

This tree is located in Forest Stand F-1 in the north/central portion of the site. The tree is identified as being of fair condition.

Disposition:

An understory dead limb was observed. This species of tree is susceptible to the Emerald Ash Borer which has been detected in Maryland, and can kill a tree one to three years after infestation. This tree is located in the area of a proposed single-family residential lot. It is unlikely that its removal can be avoided to construct the dwelling. At this time the applicant seeks a waiver for its removal.

Justification for Waiver Request:

1) Special Condition:

The scale of the project and development footprint for buildings, parking, roadways and associated grading will require the removal of the tree. Preserving the specimen trees would reduce the area of developable land, which would cause an unwarranted hardship;

2) Rights Commonly Enjoyed By Others:

Depriving the developer of the right to remove the tree and construct the project to its full capacity would unnecessarily increase the relative project cost compared to those commonly enjoyed by others in similar surrounding projects;

3) Special Privilege:

The granting of this variance would not confer any special privilege on the developer, which would be denied to others;

4) Conditions Created By Applicant:

This variance is necessary due to site conditions and market driven product needs. It is not a result of actions of the developer;

5) Conditions Relating to Adjacent Property Use:

This request has not arisen from a condition on a neighboring property; and

6) Water Quality:

The removal of this tree will not adversely affect water quality. Stormwater management (SWM) proposed as environmental site design practices and erosion and sediment control will be provided for the project in accordance with the applicable regulations and standards.

Specimen Tree 'PP' - 31" Tulip Poplar (Liriodendron tulipifera)

Condition of this Specimen Tree:

This tree is located in Forest Stand F-1 in the north/central portion of the site. Tulip Poplar is one of the dominate species in this forest stand. The tree is identified as being of fairly good condition.

Disposition:

At this time the applicant seeks a waiver to remove this tree.

Justification for Waiver Request:

1) Special Condition:

This tree is in the vicinity of the proposed extension of Cloverfield Drive. Original site plans for this project showed Cloverfield Drive connecting to Eva Mar Boulevard, but was realigned to its current location to minimize the number of specimen trees that would be negatively impacted.

2) Rights Commonly Enjoyed By Others:

Depriving the developer of the right to remove the tree and construct the road crossing would prevent road network connectivity among the existing and proposed communities;

3) Special Privilege:

The granting of this variance would not confer any special privilege on the developer, which would be denied to others;

4) Conditions Created By Applicant:

This variance is necessary due to site conditions and established planning practices promoted by the Office of Planning & Zoning. It is not a result of actions of the developer;

5) Conditions Relating to Adjacent Property Use:

This request has not arisen from a condition on a neighboring property; and

6) Water Quality:

The removal of this tree will not adversely affect water quality. Stormwater management (SWM) proposed as environmental site design practices and erosion and sediment control will be provided for the project in accordance with the applicable regulations and standards.

Specimen Tree 'QQ' - 33" Tulip Poplar (*Liriodendron tulipifera*)

Condition of this Specimen Tree:

This tree is located in Forest Stand F-2 in the north/central portion of the site. Tulip Poplar is one of the dominate species in this forest stand. The tree is identified as being of fairly good condition.

Disposition:

At this time the applicant seeks a waiver for its removal.

Justification for Waiver Request:

1) Special Condition:

This tree is in the vicinity of the proposed extension of Fallstaff Road. The existing alignment of Fallstaff Road and nontidal wetland corridors located on-site influence the proposed road network in this portion of the site;

2) Rights Commonly Enjoyed By Others:

Depriving the developer of the right to remove the tree and construct the project to its full capacity would unnecessarily increase the relative project cost compared to those commonly enjoyed by others in similar surrounding projects;

3) Special Privilege:

The granting of this variance would not confer any special privilege on the developer, which would be denied to others;

- 4) Conditions Created By Applicant:
This variance is necessary due to site conditions and established planning practices promoted by the Office of Planning & Zoning. It is not a result of actions of the developer;
- 5) Conditions Relating to Adjacent Property Use:
This request has not arisen from a condition on a neighboring property; and
- 6) Water Quality:
The removal of this tree will not adversely affect water quality. Stormwater management (SWM) proposed as environmental site design practices and erosion and sediment control will be provided for the project in accordance with the applicable regulations and standards.

Specimen Tree 'RR' - 34" Tulip Poplar (*Liriodendron tulipifera*)

Condition of this Specimen Tree:

This tree is located in Forest Stand F-2 in the north/central portion of the site. Tulip Poplar is one of the dominate species in this forest stand. The tree is identified as being of fairly good condition.

Disposition:

This tree is located in the vicinity of proposed single-family residential lots, near a shared lot line. It is unlikely that its removal can be avoided to construct the dwelling, but every effort will be made during final engineering and construction to retain the tree. At this time the applicant seeks a waiver for its removal.

Justification for Waiver Request:

- 1) Special Condition:
The scale of the project and development footprint for buildings, parking, roadways and associated grading may require the removal of the tree. If the tree remains, it is located on a proposed residential lot and therefore cannot be protected by a FCE;
- 2) Rights Commonly Enjoyed By Others:
Depriving the developer of the right to remove the tree and construct the project to its full capacity would unnecessarily increase the relative project cost compared to those commonly enjoyed by others in similar surrounding projects;
- 3) Special Privilege:
The granting of this variance would not confer any special privilege on the developer, which would be denied to others;
- 4) Conditions Created By Applicant:
This variance is necessary due to site conditions and market driven product needs. It is not a result of actions of the developer;
- 5) Conditions Relating to Adjacent Property Use:
This request has not arisen from a condition on a neighboring property; and
- 6) Water Quality:
The removal of this tree will not adversely affect water quality. Stormwater management (SWM) proposed as environmental site design practices and erosion

and sediment control will be provided for the project in accordance with the applicable regulations and standards.

Specimen Tree 'SS' - 35" Red Maple (*Acer rubrum*)

Condition of this Specimen Tree:

This tree is located in Forest Stand F-2 in the north/central portion of the site. The tree is identified as being of good condition.

Disposition:

This tree is located in the vicinity of the rearyard of a proposed single-family residential lot. At this time it is unknown if stormwater management features will be required along the rear of this property potentially impacting this tree. The applicant's engineers and contractors will make every effort to retain this tree. If this tree is able to be retained it will not be located in a forest conservation easement (FCE) which are not allowed on residential lots less than 20,000 s.f. At this time the applicant seeks a waiver for its removal.

Justification for Waiver Request:

1) Special Condition:

The scale of the project and development footprint for buildings, parking, roadways and associated grading may require the removal of the tree. If the tree remains, it is located on a proposed residential lot and therefore cannot be protected by a FCE;

2) Rights Commonly Enjoyed By Others:

Depriving the developer of the right to remove the tree and construct the project to its full capacity would unnecessarily increase the relative project cost compared to those commonly enjoyed by others in similar surrounding projects;

3) Special Privilege:

The granting of this variance would not confer any special privilege on the developer, which would be denied to others;

4) Conditions Created By Applicant:

This variance is necessary due to site conditions and market driven product needs. It is not a result of actions of the developer;

5) Conditions Relating to Adjacent Property Use:

This request has not arisen from a condition on a neighboring property; and

6) Water Quality:

The removal of this tree will not adversely affect water quality. Stormwater management (SWM) proposed as environmental site design practices and erosion and sediment control will be provided for the project in accordance with the applicable regulations and standards.

Specimen Tree 'TT' - 42" American Beech (*Fagus grandifolia*)

Condition of this Specimen Tree:

This tree is located in Forest Stand F-2 in the north/central portion of the site. The tree is identified as being of fair condition.

Disposition:

This tree is located in the vicinity of the rearyard of a proposed single-family residential lot along a common sideyard lot line. The applicant's engineers and contractors will make every effort to retain this tree. If this tree is able to be retained it will not be located in a forest conservation easement (FCE) which are not allowed on residential lots less than 20,000 s.f. At this time the applicant seeks a waiver for its removal.

Justification for Waiver Request:

1) Special Condition:

The scale of the project and development footprint for buildings, parking, roadways and associated grading may require the removal of the tree. If the tree remains, it is located on a proposed residential lot and therefore cannot be protected by a FCE;

2) Rights Commonly Enjoyed By Others:

Depriving the developer of the right to remove the tree and construct the project to its full capacity would unnecessarily increase the relative project cost compared to those commonly enjoyed by others in similar surrounding projects;

3) Special Privilege:

The granting of this variance would not confer any special privilege on the developer, which would be denied to others;

4) Conditions Created By Applicant:

This variance is necessary due to site conditions and market driven product needs. It is not a result of actions of the developer;

5) Conditions Relating to Adjacent Property Use:

This request has not arisen from a condition on a neighboring property; and

6) Water Quality:

The removal of this tree will not adversely affect water quality. Stormwater management (SWM) proposed as environmental site design practices and erosion and sediment control will be provided for the project in accordance with the applicable regulations and standards.

Specimen Tree 'VV' - 34" Red Maple (Acer rubrum)

Condition of this Specimen Tree:

This tree is located in Forest Stand F-2 in the north/central portion of the site. The tree is identified as being of fairly good condition and is multi-trunked.

Disposition:

This tree is located in the vicinity of proposed single-family residential lots. At this time the applicant seeks a waiver for its removal.

Justification for Waiver Request:

1) Special Condition:

The scale of the project and development footprint for buildings, parking, roadways and associated grading will require the removal of the tree. Preserving the specimen tree would reduce the area of developable land, which would cause an unwarranted hardship;

2) Rights Commonly Enjoyed By Others:

Depriving the developer of the right to remove the tree and construct the project to its full capacity would unnecessarily increase the relative project cost compared to those commonly enjoyed by others in similar surrounding projects;

3) Special Privilege:

The granting of this variance would not confer any special privilege on the developer, which would be denied to others;

4) Conditions Created By Applicant:

This variance is necessary due to site conditions and market driven product needs. It is not a result of actions of the developer;

5) Conditions Relating to Adjacent Property Use:

This request has not arisen from a condition on a neighboring property; and

6) Water Quality:

The removal of this tree will not adversely affect water quality. Stormwater management (SWM) proposed as environmental site design practices and erosion and sediment control will be provided for the project in accordance with the applicable regulations and standards.

Specimen Tree 'WW' - 32" Scarlet Oak (*Quercus coccinea*)

Condition of this Specimen Tree:

This tree is located in Forest Stand F-2 in the north/central portion of the site. The tree is identified as being of poor condition.

Disposition:

This tree is located in the vicinity of proposed single-family residential lots. At this time the applicant seeks a waiver for its removal.

Justification for Waiver Request:

1) Special Condition:

The scale of the project and development footprint for buildings, parking, roadways and associated grading will require the removal of the tree. Preserving the specimen tree would reduce the area of developable land, which would cause an unwarranted hardship;

2) Rights Commonly Enjoyed By Others:

Depriving the developer of the right to remove the tree and construct the project to its full capacity would unnecessarily increase the relative project cost compared to those commonly enjoyed by others in similar surrounding projects;

3) Special Privilege:

The granting of this variance would not confer any special privilege on the developer, which would be denied to others;

- 4) Conditions Created By Applicant:
This variance is necessary due to site conditions and market driven product needs. It is not a result of actions of the developer;
- 5) Conditions Relating to Adjacent Property Use:
This request has not arisen from a condition on a neighboring property; and
- 6) Water Quality:
The removal of this tree will not adversely affect water quality. Stormwater management (SWM) proposed as environmental site design practices and erosion and sediment control will be provided for the project in accordance with the applicable regulations and standards.

Specimen Tree 'XX' - 30" White Oak (Quercus alba)

Condition of this Specimen Tree:

This tree is located in Forest Stand F-2 in the north/central portion of the site. The tree is identified as being of fair condition.

Disposition:

This tree is located in the vicinity of proposed single-family residential lots and supporting road network. It is unlikely that its removal can be avoided to construct this infrastructure. At this time the applicant seeks a waiver for its removal.

Justification for Waiver Request:

- 1) Special Condition:
This tree is in the vicinity of the proposed extension of Cloverfield Drive. Original site plans for this project showed Cloverfield Drive connecting to Eva Mar Boulevard, but was realigned to its current location to minimize the number of specimen trees that would be negatively impacted.
- 2) Rights Commonly Enjoyed By Others:
Depriving the developer of the right to remove the tree and construct the road crossing would prevent road network connectivity among the existing and proposed communities;
- 3) Special Privilege:
The granting of this variance would not confer any special privilege on the developer, which would be denied to others;
- 4) Conditions Created By Applicant:
This variance is necessary due to site conditions and established planning practices promoted by the Office of Planning & Zoning. It is not a result of actions of the developer;
- 5) Conditions Relating to Adjacent Property Use:
This request has not arisen from a condition on a neighboring property; and
- 6) Water Quality:
The removal of this tree will not adversely affect water quality. Stormwater management (SWM) proposed as environmental site design practices and erosion and sediment control will be provided for the project in accordance with the applicable regulations and standards.

Specimen Tree 'YY' - 32" American Beech (*Fagus grandifolia*)

Condition of this Specimen Tree:

This tree is located in Forest Stand F-2 in the north/central portion of the site. The tree is identified as being of good condition.

Disposition:

This tree is located in the vicinity of proposed single-family residential lots and supporting road network. At this time the applicant seeks a waiver for its removal.

Justification for Waiver Request:

1) Special Condition:

The scale of the project and development footprint for buildings, parking, roadways and associated grading will require the removal of the tree. Preserving the specimen trees would reduce the area of developable land, which would cause an unwarranted hardship;

2) Rights Commonly Enjoyed By Others:

Depriving the developer of the right to remove the tree and construct the project to its full capacity would unnecessarily increase the relative project cost compared to those commonly enjoyed by others in similar surrounding projects;

3) Special Privilege:

The granting of this variance would not confer any special privilege on the developer, which would be denied to others;

4) Conditions Created By Applicant:

This variance is necessary due to site conditions and market driven product needs. It is not a result of actions of the developer;

5) Conditions Relating to Adjacent Property Use:

This request has not arisen from a condition on a neighboring property; and

6) Water Quality:

The removal of this tree will not adversely affect water quality. Stormwater management (SWM) proposed as environmental site design practices and erosion and sediment control will be provided for the project in accordance with the applicable regulations and standards.

Specimen Tree 'ZZ' - 32" Scarlet Oak (*Quercus coccinea*)

Condition of this Specimen Tree:

This tree is located in Forest Stand F-1 in the north/central portion of the site. The tree is identified as being of fair condition.

Disposition:

This tree is located in the vicinity of proposed single-family residential lots. At this time the applicant seeks a waiver for its removal.

Justification for Waiver Request:

- 1) Special Condition:
The scale of the project and development footprint for buildings, parking, roadways and associated grading will require the removal of the tree. Preserving the specimen trees would reduce the area of developable land, which would cause an unwarranted hardship;
- 2) Rights Commonly Enjoyed By Others:
Depriving the developer of the right to remove the tree and construct the project to its full capacity would unnecessarily increase the relative project cost compared to those commonly enjoyed by others in similar surrounding projects;
- 3) Special Privilege:
The granting of this variance would not confer any special privilege on the developer, which would be denied to others;
- 4) Conditions Created By Applicant:
This variance is necessary due to site conditions and market driven product needs. It is not a result of actions of the developer;
- 5) Conditions Relating to Adjacent Property Use:
This request has not arisen from a condition on a neighboring property; and
- 6) Water Quality:
The removal of this tree will not adversely affect water quality. Stormwater management (SWM) proposed as environmental site design practices and erosion and sediment control will be provided for the project in accordance with the applicable regulations and standards.

Specimen Tree '3A' - 31" Tulip Poplar (*Liriodendron tulipifera*)

Condition of this Specimen Tree:

This tree is located along the eastern edge of Forest Stand F-1 in the north/central portion of the site. The tree is identified as being of fairly good condition.

Disposition:

This tree is located in the vicinity of proposed single-family residential lots, near the rear of the lot. At this time the applicant seeks a waiver for its removal.

Justification for Waiver Request:

- 1) Special Condition:
The scale of the project and development footprint for buildings, parking, roadways and associated grading may require the removal of the tree. It is unlikely that its removal can be avoided to construct the dwelling, but every effort will be made during final engineering and construction to retain the tree. If this tree is able to be retained it will not be located in a forest conservation easement (FCE) which are not allowed on residential lots less than 20,000 s.f.;
- 2) Rights Commonly Enjoyed By Others:
Depriving the developer of the right to remove the tree and construct the project to its full capacity would unnecessarily increase the relative project cost compared to those commonly enjoyed by others in similar surrounding projects;
- 3) Special Privilege:

The granting of this variance would not confer any special privilege on the developer, which would be denied to others;

4) Conditions Created By Applicant:

This variance is necessary due to site conditions and market driven product needs. It is not a result of actions of the developer;

5) Conditions Relating to Adjacent Property Use:

This request has not arisen from a condition on a neighboring property; and

6) Water Quality:

The removal of this tree will not adversely affect water quality. Stormwater management (SWM) proposed as environmental site design practices and erosion and sediment control will be provided for the project in accordance with the applicable regulations and standards.

Specimen Tree '3B' - 33" Tulip Poplar (Liriodendron tulipifera)

Condition of this Specimen Tree:

This tree is located along the eastern edge of Forest Stand F-1 in the north/central portion of the site. The tree is identified as being of fairly good condition.

Disposition:

This tree is located in the vicinity of proposed single-family residential lots, along the rear lotline. At this time the applicant seeks a waiver for its removal.

Justification for Waiver Request:

1) Special Condition:

The tree is shown outside of the limit of disturbance, and every effort will be made during final engineering and construction to retain the tree. If this tree is able to be retained it will not be located in a forest conservation easement (FCE) which are not allowed on residential lots less than 20,000 s.f.;

2) Rights Commonly Enjoyed By Others:

Depriving the developer of the right to remove the tree and construct the project to its full capacity would unnecessarily increase the relative project cost compared to those commonly enjoyed by others in similar surrounding projects;

3) Special Privilege:

The granting of this variance would not confer any special privilege on the developer, which would be denied to others;

4) Conditions Created By Applicant:

This variance is necessary due to site conditions and market driven product needs. It is not a result of actions of the developer;

5) Conditions Relating to Adjacent Property Use:

This request has not arisen from a condition on a neighboring property; and

6) Water Quality:

The removal of this tree will not adversely affect water quality. Stormwater management (SWM) proposed as environmental site design practices and erosion and sediment control will be provided for the project in accordance with the applicable regulations and standards.

Specimen Tree '3C' - 40" Red Oak (Quercus rubra)

Condition of this Specimen Tree:

This tree is located along the eastern edge of Forest Stand F-1 in the north/central portion of the site. The tree is identified as being of fairly good condition.

Disposition:

This tree is located in the vicinity of proposed single-family residential lots. At this time the applicant seeks a waiver for its removal.

Justification for Waiver Request:

1) Special Condition:

The scale of the project and development footprint for buildings, parking, roadways and associated grading will require the removal of the tree. Preserving the specimen trees would reduce the area of developable land, which would cause an unwarranted hardship;

2) Rights Commonly Enjoyed By Others:

Depriving the developer of the right to remove the tree and construct the project to its full capacity would unnecessarily increase the relative project cost compared to those commonly enjoyed by others in similar surrounding projects;

3) Special Privilege:

The granting of this variance would not confer any special privilege on the developer, which would be denied to others;

4) Conditions Created By Applicant:

This variance is necessary due to site conditions and market driven product needs. It is not a result of actions of the developer;

5) Conditions Relating to Adjacent Property Use:

This request has not arisen from a condition on a neighboring property; and

6) Water Quality:

The removal of this tree will not adversely affect water quality. Stormwater management (SWM) proposed as environmental site design practices and erosion and sediment control will be provided for the project in accordance with the applicable regulations and standards.

Specimen Tree '3D' - 33" Tulip Poplar (Liriodendron tulipifera)

Condition of this Specimen Tree:

This tree is located along the eastern edge of Forest Stand F-1 in the north/central portion of the site. The tree is identified as being of fairly good condition.

Disposition:

This tree is located in the vicinity of proposed single-family residential lots, near the rear of the lot. It is unlikely that its removal can be avoided to construct the dwelling, but every effort will be made during final engineering and construction to retain the tree. At this time the applicant seeks a waiver for its removal.

Justification for Waiver Request:

- 1) **Special Condition:**
The scale of the project and development footprint for buildings, parking, roadways and associated grading will require the removal of the tree. Preserving the specimen trees would reduce the area of developable land, which would cause an unwarranted hardship;
- 2) **Rights Commonly Enjoyed By Others:**
Depriving the developer of the right to remove the tree and construct the project to its full capacity would unnecessarily increase the relative project cost compared to those commonly enjoyed by others in similar surrounding projects;
- 3) **Special Privilege:**
The granting of this variance would not confer any special privilege on the developer, which would be denied to others;
- 4) **Conditions Created By Applicant:**
This variance is necessary due to site conditions and market driven product needs. It is not a result of actions of the developer;
- 5) **Conditions Relating to Adjacent Property Use:**
This request has not arisen from a condition on a neighboring property; and
- 6) **Water Quality:**
The removal of this tree will not adversely affect water quality. Stormwater management (SWM) proposed as environmental site design practices and erosion and sediment control will be provided for the project in accordance with the applicable regulations and standards.

Specimen Tree '3E' - 35" Tulip Poplar (*Liriodendron tulipifera*)

Condition of this Specimen Tree:

This tree is located along the eastern edge of Forest Stand F-1 in the north/central portion of the site. The tree is identified as being of very poor condition.

Disposition:

This tree is located in the vicinity of proposed single-family residential lots, near the rear of the lot. At this time the applicant seeks a waiver for its removal.

Justification for Waiver Request:

- 7) **Special Condition:**
It is unlikely that the removal of this tree can be avoided due to disturbance needed to construct the dwelling. If this tree is able to be retained it will not be located in a forest conservation easement (FCE) which are not allowed on residential lots less than 20,000 s.f.;
- 8) **Rights Commonly Enjoyed By Others:**
Depriving the developer of the right to remove the tree and construct the project to its full capacity would unnecessarily increase the relative project cost compared to those commonly enjoyed by others in similar surrounding projects;
- 9) **Special Privilege:**

The granting of this variance would not confer any special privilege on the developer, which would be denied to others;

10) Conditions Created By Applicant:

This variance is necessary due to site conditions and market driven product needs. It is not a result of actions of the developer;

11) Conditions Relating to Adjacent Property Use:

This request has not arisen from a condition on a neighboring property; and

12) Water Quality:

The removal of this tree will not adversely affect water quality. Stormwater management (SWM) proposed as environmental site design practices and erosion and sediment control will be provided for the project in accordance with the applicable regulations and standards.

Specimen Tree '3J' - 34" White Ash (*Fraxinus americana*)

Condition of this Specimen Tree:

This tree is located along the southern edge of Forest Stand F-2 in the north/central portion of the site. The tree is identified as being of fair condition.

Disposition:

This tree is located in the vicinity of proposed single-family residential lots. This species of tree is susceptible to the Emerald Ash Borer which has been detected in Maryland, and can kill a tree one to three years after infestation. At this time the applicant seeks a waiver for its removal.

Justification for Waiver Request:

1) Special Condition:

The scale of the project and development footprint for buildings, parking, roadways and associated grading will require the removal of the tree. Preserving the specimen trees would reduce the area of developable land, which would cause an unwarranted hardship;

2) Rights Commonly Enjoyed By Others:

Depriving the developer of the right to remove the tree and construct the project to its full capacity would unnecessarily increase the relative project cost compared to those commonly enjoyed by others in similar surrounding projects;

3) Special Privilege:

The granting of this variance would not confer any special privilege on the developer, which would be denied to others;

4) Conditions Created By Applicant:

This variance is necessary due to site conditions and market driven product needs. It is not a result of actions of the developer;

5) Conditions Relating to Adjacent Property Use:

This request has not arisen from a condition on a neighboring property; and

6) Water Quality:

The removal of this tree will not adversely affect water quality. Stormwater management (SWM) proposed as environmental site design practices and erosion

and sediment control will be provided for the project in accordance with the applicable regulations and standards.

Specimen Tree '3N' - 35" Tulip Poplar (*Liriodendron tulipifera*)

Condition of this Specimen Tree:

This tree is located along the southern edge of Forest Stand F-2 in the north/central portion of the site. The tree is identified as being of fair condition.

Disposition:

This tree is located in the vicinity of proposed single-family residential lots and roadway infrastructure. At this time the applicant seeks a waiver for its removal.

Justification for Waiver Request:

1) Special Condition:

The scale of the project and development footprint for buildings, parking, roadways and associated grading will require the removal of the tree. Preserving the specimen trees would reduce the area of developable land, which would cause an unwarranted hardship;

2) Rights Commonly Enjoyed By Others:

Depriving the developer of the right to remove the tree and construct the project to its full capacity would unnecessarily increase the relative project cost compared to those commonly enjoyed by others in similar surrounding projects;

3) Special Privilege:

The granting of this variance would not confer any special privilege on the developer, which would be denied to others;

4) Conditions Created By Applicant:

This variance is necessary due to site conditions and established planning practices promoted by the Office of Planning & Zoning. It is not a result of actions of the developer;

5) Conditions Relating to Adjacent Property Use:

This request has not arisen from a condition on a neighboring property; and

6) Water Quality:

The removal of this tree will not adversely affect water quality. Stormwater management (SWM) proposed as environmental site design practices and erosion and sediment control will be provided for the project in accordance with the applicable regulations and standards.

Specimen Tree '3O' - 34" Tulip Poplar (*Liriodendron tulipifera*)

Condition of this Specimen Tree:

This tree is located along the southern edge of Forest Stand F-2 in the north/central portion of the site. The tree is identified as being of fairly good condition.

Disposition:

This tree is located in the vicinity of proposed single-family residential lots and roadway infrastructure. At this time the applicant seeks a waiver for its removal.

Justification for Waiver Request:

1) Special Condition:

The scale of the project and development footprint for buildings, parking, roadways and associated grading will require the removal of the tree. Preserving the specimen trees would reduce the area of developable land, which would cause an unwarranted hardship;

2) Rights Commonly Enjoyed By Others:

3) Depriving the developer of the right to remove the tree and construct the project to its full capacity would unnecessarily increase the relative project cost compared to those commonly enjoyed by others in similar surrounding projects;

4) Special Privilege:

The granting of this variance would not confer any special privilege on the developer, which would be denied to others;

5) Conditions Created By Applicant:

This variance is necessary due to site conditions and established planning practices promoted by the Office of Planning & Zoning. It is not a result of actions of the developer;

6) Conditions Relating to Adjacent Property Use:

This request has not arisen from a condition on a neighboring property; and

7) Water Quality:

The removal of this tree will not adversely affect water quality. Stormwater management (SWM) proposed as environmental site design practices and erosion and sediment control will be provided for the project in accordance with the applicable regulations and standards.

Specimen Tree '3P' - 47" Tulip Poplar (*Liriodendron tulipifera*)

Condition of this Specimen Tree:

This tree is located along the southern edge of Forest Stand F-2 in the north/central portion of the site. The tree is identified as being of very poor condition.

Disposition:

This tree is located in the vicinity of proposed single-family residential lots. At this time the applicant seeks a waiver for its removal.

Justification for Waiver Request:

1) Special Condition:

The scale of the project and development footprint for buildings, parking, roadways and associated grading will require the removal of the tree. Preserving the specimen trees would reduce the area of developable land, which would cause an unwarranted hardship;

2) Rights Commonly Enjoyed By Others:

Depriving the developer of the right to remove the tree and construct the project to its full capacity would unnecessarily increase the relative project cost compared to those commonly enjoyed by others in similar surrounding projects;

3) Special Privilege:

The granting of this variance would not confer any special privilege on the developer, which would be denied to others;

4) Conditions Created By Applicant:

This variance is necessary due to site conditions and established planning practices promoted by the Office of Planning & Zoning. It is not a result of actions of the developer;

5) Conditions Relating to Adjacent Property Use:

This request has not arisen from a condition on a neighboring property; and

6) Water Quality:

The removal of this tree will not adversely affect water quality. Stormwater management (SWM) proposed as environmental site design practices and erosion and sediment control will be provided for the project in accordance with the applicable regulations and standards.

Specimen Tree '3U' - 51" White Ash (*Fraxinus americana*)

Condition of this Specimen Tree:

This tree is located along the northern edge of Forest Stand F-4. The tree is identified as being of fair condition.

Disposition:

This tree is located in the NRD near a non-tidal wetland feature. This species of tree is susceptible to the Emerald Ash Borer which has been detected in Maryland, and can kill a tree one to three years after infestation. At this time the applicant seeks a waiver for its removal.

Justification for Waiver Request:

1) Special Condition:

This tree is in the vicinity of the proposed Baratheon Lane. It is unlikely that its removal can be avoided due to disturbance needed to construct the roadway. The alignment of Baratheon Lane is proposed at the narrowest section of the nontidal wetland feature in order to limit the extent of nontidal wetland impacts. Depriving the developer of the right to remove the tree and construct the road crossing would prevent development of a portion of the site causing an unwarranted hardship;

2) Rights Commonly Enjoyed By Others:

Depriving the developer of the right to remove the tree and construct the project to its full capacity would unnecessarily increase the relative project cost compared to those commonly enjoyed by others in similar surrounding projects;

3) Special Privilege:

The granting of this variance would not confer any special privilege on the developer, which would be denied to others;

- 4) Conditions Created By Applicant:
This variance is necessary due to site conditions and established planning practices promoted by the Office of Planning & Zoning. It is not a result of actions of the developer;
- 5) Conditions Relating to Adjacent Property Use:
This request has not arisen from a condition on a neighboring property; and
- 6) Water Quality:
The removal of this tree will not adversely affect water quality. Stormwater management (SWM) proposed as environmental site design practices and erosion and sediment control will be provided for the project in accordance with the applicable regulations and standards.

Specimen Tree '3V' - 45" Scarlet Oak (Quercus coccinea)

Condition of this Specimen Tree:

This tree is located along the northern edge of Forest Stand F-4. The tree is identified as being of fair condition.

Disposition:

This tree is located in the NRD near a non-tidal wetland feature. It is in the vicinity of the proposed Baratheon Lane. At this time the applicant seeks a waiver for its removal.

Justification for Waiver Request:

- 1) Special Condition:
This tree is in the vicinity of the proposed Baratheon Lane. It is unlikely that its removal can be avoided due to disturbance needed to construct the roadway. The alignment of Baratheon Lane is proposed at the narrowest section of the nontidal wetland feature in order to limit the extent of nontidal wetland impacts. Depriving the developer of the right to remove the tree and construct the road crossing would prevent development of a portion of the site causing an unwarranted hardship;
- 2) Rights Commonly Enjoyed By Others:
Depriving the developer of the right to remove the tree and construct the project to its full capacity would unnecessarily increase the relative project cost compared to those commonly enjoyed by others in similar surrounding projects;
- 3) Special Privilege:
The granting of this variance would not confer any special privilege on the developer, which would be denied to others;
- 4) Conditions Created By Applicant:
This variance is necessary due to site conditions and established planning practices promoted by the Office of Planning & Zoning. It is not a result of actions of the developer;
- 5) Conditions Relating to Adjacent Property Use:
This request has not arisen from a condition on a neighboring property; and
- 6) Water Quality:

The removal of this tree will not adversely affect water quality. Stormwater management (SWM) proposed as environmental site design practices and erosion and sediment control will be provided for the project in accordance with the applicable regulations and standards.

Specimen Tree '4I' - 58" White Ash (Fraxinus americana)

Condition of this Specimen Tree:

This tree is not located within a forest stand rather it is in the central portion of the site, generally near the former residence. The tree is identified as being of poor condition.

Disposition:

This tree is located in the portion of the. This species of tree is susceptible to the Emerald Ash Borer which has been detected in Maryland, and can kill a tree one to three years after infestation. At this time the applicant seeks a waiver for its removal.

Justification for Waiver Request:

1) Special Condition:

This tree is located in the portion of the site to be developed as a continuing care retirement community (CCRC). It is unlikely that its removal can be avoided due to disturbance needed to construct proposed buildings associated with the CCRC. The scale of the project and development footprint for buildings, parking, roadways and associated grading will require the removal of the tree. Preserving the specimen trees would reduce the area of developable land, which would cause an unwarranted hardship;

2) Rights Commonly Enjoyed By Others:

Depriving the developer of the right to remove the tree and construct the project to its full capacity would unnecessarily increase the relative project cost compared to those commonly enjoyed by others in similar surrounding projects;

3) Special Privilege:

The granting of this variance would not confer any special privilege on the developer, which would be denied to others;

4) Conditions Created By Applicant:

This variance is necessary due to site conditions and established planning practices promoted by the Office of Planning & Zoning. It is not a result of actions of the developer;

5) Conditions Relating to Adjacent Property Use:

This request has not arisen from a condition on a neighboring property; and

6) Water Quality:

The removal of this tree will not adversely affect water quality. Stormwater management (SWM) proposed as environmental site design practices and erosion and sediment control will be provided for the project in accordance with the applicable regulations and standards.

Specimen Tree '4U' - 42" Walnut (Juglans regia)

Condition of this Specimen Tree:

This tree is not located within a forest stand rather it is in the central portion of the site, generally near the former residence. The tree is identified as being of fairly good condition.

Disposition:

This tree is located in the portion of the site. At this time the applicant seeks a waiver for its removal.

Justification for Waiver Request:

1) Special Condition:

This tree is located in the portion of the site to be developed as a continuing care retirement community (CCRC). It is unlikely that its removal can be avoided due to disturbance needed to construct proposed buildings associated with the CCRC. The scale of the project and development footprint for buildings, parking, roadways and associated grading will require the removal of the tree. Preserving the specimen trees would reduce the area of developable land, which would cause an unwarranted hardship;

2) Rights Commonly Enjoyed By Others:

Depriving the developer of the right to remove the tree and construct the project to its full capacity would unnecessarily increase the relative project cost compared to those commonly enjoyed by others in similar surrounding projects;

3) Special Privilege:

The granting of this variance would not confer any special privilege on the developer, which would be denied to others;

4) Conditions Created By Applicant:

This variance is necessary due to site conditions and established planning practices promoted by the Office of Planning & Zoning. It is not a result of actions of the developer;

5) Conditions Relating to Adjacent Property Use:

This request has not arisen from a condition on a neighboring property; and

6) Water Quality:

The removal of this tree will not adversely affect water quality. Stormwater management (SWM) proposed as environmental site design practices and erosion and sediment control will be provided for the project in accordance with the applicable regulations and standards.

Specimen Tree '4V' - 32" White Ash (*Fraxinus americana*)

Condition of this Specimen Tree:

This tree is not located within a forest stand rather it is in the central portion of the site, generally near the former residence. The tree is identified as being of fairly good condition.

Disposition:

This tree is located in the portion of the site. This species of tree is susceptible to the Emerald Ash Borer which has been detected in Maryland, and can kill a tree one to three years after infestation. At this time the applicant seeks a waiver for its removal.

Justification for Waiver Request:

1) Special Condition:

This tree is located in the portion of the site to be developed as a continuing care retirement community (CCRC). It is unlikely that its removal can be avoided due to disturbance needed to construct proposed buildings associated with the CCRC. The scale of the project and development footprint for buildings, parking, roadways and associated grading will require the removal of the tree. Preserving the specimen trees would reduce the area of developable land, which would cause an unwarranted hardship;

2) Rights Commonly Enjoyed By Others:

Depriving the developer of the right to remove the tree and construct the project to its full capacity would unnecessarily increase the relative project cost compared to those commonly enjoyed by others in similar surrounding projects;

3) Special Privilege:

The granting of this variance would not confer any special privilege on the developer, which would be denied to others;

4) Conditions Created By Applicant:

This variance is necessary due to site conditions and established planning practices promoted by the Office of Planning & Zoning. It is not a result of actions of the developer;

5) Conditions Relating to Adjacent Property Use:

This request has not arisen from a condition on a neighboring property; and

6) Water Quality:

The removal of this tree will not adversely affect water quality. Stormwater management (SWM) proposed as environmental site design practices and erosion and sediment control will be provided for the project in accordance with the applicable regulations and standards.

Specimen Tree '4W' - 42" Norway Maple (Acer platanoides)

Condition of this Specimen Tree:

This tree is not located within a forest stand rather it is in the central portion of the site, generally near the former residence. The tree is identified as being of fair condition.

Disposition:

This tree is located in the portion of the site. At this time the applicant seeks a waiver for its removal.

Justification for Waiver Request:

1) Special Condition:

This tree is located in the portion of the site to be developed as a continuing care retirement community (CCRC). It is unlikely that its removal can be avoided due

to disturbance needed to construct proposed buildings associated with the CCRC. The scale of the project and development footprint for buildings, parking, roadways and associated grading will require the removal of the tree. Preserving the specimen trees would reduce the area of developable land, which would cause an unwarranted hardship;

2) Rights Commonly Enjoyed By Others:

Depriving the developer of the right to remove the tree and construct the project to its full capacity would unnecessarily increase the relative project cost compared to those commonly enjoyed by others in similar surrounding projects;

3) Special Privilege:

The granting of this variance would not confer any special privilege on the developer, which would be denied to others;

4) Conditions Created By Applicant:

This variance is necessary due to site conditions and established planning practices promoted by the Office of Planning & Zoning. It is not a result of actions of the developer;

5) Conditions Relating to Adjacent Property Use:

This request has not arisen from a condition on a neighboring property; and

6) Water Quality:

The removal of this tree will not adversely affect water quality. Stormwater management (SWM) proposed as environmental site design practices and erosion and sediment control will be provided for the project in accordance with the applicable regulations and standards.

Specimen Tree '4X' - 30" Black Cherry (*Prunus sarotina*)

Condition of this Specimen Tree:

This tree is not located within a forest stand rather it is in the central portion of the site, generally near the former residence. The tree is identified as being of fairly good condition.

Disposition:

This tree is located in the portion of the site. At this time the applicant seeks a waiver for its removal.

Justification for Waiver Request:

1) Special Condition:

This tree is located in the portion of the site to be developed as a continuing care retirement community (CCRC). It is unlikely that its removal can be avoided due to disturbance needed to construct proposed buildings associated with the CCRC. The scale of the project and development footprint for buildings, parking, roadways and associated grading will require the removal of the tree. Preserving the specimen trees would reduce the area of developable land, which would cause an unwarranted hardship;

2) Rights Commonly Enjoyed By Others:

Depriving the developer of the right to remove the tree and construct the project to its full capacity would unnecessarily increase the relative project cost compared to those commonly enjoyed by others in similar surrounding projects;

3) Special Privilege:

The granting of this variance would not confer any special privilege on the developer, which would be denied to others;

4) Conditions Created By Applicant:

This variance is necessary due to site conditions and established planning practices promoted by the Office of Planning & Zoning. It is not a result of actions of the developer;

5) Conditions Relating to Adjacent Property Use:

This request has not arisen from a condition on a neighboring property; and

6) Water Quality:

The removal of this tree will not adversely affect water quality. Stormwater management (SWM) proposed as environmental site design practices and erosion and sediment control will be provided for the project in accordance with the applicable regulations and standards.

Specimen Tree '4Y' - 33" Mulberry (*Morus nigra*)

Condition of this Specimen Tree:

This tree is not located within a forest stand rather it is in the central portion of the site, generally near the former residence. The tree is identified as being of fairly good condition.

Disposition:

This tree is located in the portion of the site. At this time the applicant seeks a waiver for its removal.

Justification for Waiver Request:

1) Special Condition:

This tree is located in the portion of the site to be developed as a continuing care retirement community (CCRC). It is unlikely that its removal can be avoided due to disturbance needed to construct proposed buildings associated with the CCRC. The scale of the project and development footprint for buildings, parking, roadways and associated grading will require the removal of the tree. Preserving the specimen trees would reduce the area of developable land, which would cause an unwarranted hardship;

2) Rights Commonly Enjoyed By Others:

Depriving the developer of the right to remove the tree and construct the project to its full capacity would unnecessarily increase the relative project cost compared to those commonly enjoyed by others in similar surrounding projects;

3) Special Privilege:

The granting of this variance would not confer any special privilege on the developer, which would be denied to others;

4) Conditions Created By Applicant:

This variance is necessary due to site conditions and established planning practices promoted by the Office of Planning & Zoning. It is not a result of actions of the developer;

5) Conditions Relating to Adjacent Property Use:

This request has not arisen from a condition on a neighboring property; and

6) Water Quality:

The removal of this tree will not adversely affect water quality. Stormwater management (SWM) proposed as environmental site design practices and erosion and sediment control will be provided for the project in accordance with the applicable regulations and standards.

Specimen Tree '4Z' - 33" Norway Maple (Acer platanoides)

Condition of this Specimen Tree:

This tree is not located within a forest stand rather it is in the central portion of the site, generally near the former residence. The tree is identified as being of very poor condition.

Disposition:

This tree is located in the portion of the site. At this time the applicant seeks a waiver for its removal.

Justification for Waiver Request:

1) Special Condition:

This tree is located in the portion of the site to be developed as a continuing care retirement community (CCRC). It is unlikely that its removal can be avoided due to disturbance needed to construct proposed buildings associated with the CCRC. The scale of the project and development footprint for buildings, parking, roadways and associated grading will require the removal of the tree. Preserving the specimen trees would reduce the area of developable land, which would cause an unwarranted hardship;

2) Rights Commonly Enjoyed By Others:

Depriving the developer of the right to remove the tree and construct the project to its full capacity would unnecessarily increase the relative project cost compared to those commonly enjoyed by others in similar surrounding projects;

3) Special Privilege:

The granting of this variance would not confer any special privilege on the developer, which would be denied to others;

4) Conditions Created By Applicant:

This variance is necessary due to site conditions and established planning practices promoted by the Office of Planning & Zoning. It is not a result of actions of the developer;

5) Conditions Relating to Adjacent Property Use:

This request has not arisen from a condition on a neighboring property; and

6) Water Quality:

The removal of this tree will not adversely affect water quality. Stormwater management (SWM) proposed as environmental site design practices and erosion and sediment control will be provided for the project in accordance with the applicable regulations and standards.

Specimen Tree '5A' - 31" Black Cherry (*Prunus serotina*)

Condition of this Specimen Tree:

This tree is not located within a forest stand rather it is in the central portion of the site, generally near the former residence. The tree is identified as being of good condition.

Disposition:

This tree is located in the portion of the site. At this time the applicant seeks a waiver for its removal.

Justification for Waiver Request:

1) Special Condition:

This tree is located in the portion of the site to be developed as a continuing care retirement community (CCRC). It is unlikely that its removal can be avoided due to disturbance needed to construct proposed buildings associated with the CCRC. The scale of the project and development footprint for buildings, parking, roadways and associated grading will require the removal of the tree. Preserving the specimen trees would reduce the area of developable land, which would cause an unwarranted hardship;

2) Rights Commonly Enjoyed By Others:

Depriving the developer of the right to remove the tree and construct the project to its full capacity would unnecessarily increase the relative project cost compared to those commonly enjoyed by others in similar surrounding projects;

3) Special Privilege:

The granting of this variance would not confer any special privilege on the developer, which would be denied to others;

4) Conditions Created By Applicant:

This variance is necessary due to site conditions and established planning practices promoted by the Office of Planning & Zoning. It is not a result of actions of the developer;

5) Conditions Relating to Adjacent Property Use:

This request has not arisen from a condition on a neighboring property; and

6) Water Quality:

The removal of this tree will not adversely affect water quality. Stormwater management (SWM) proposed as environmental site design practices and erosion and sediment control will be provided for the project in accordance with the applicable regulations and standards.

Specimen Tree '5B' - 31" Paulownia (*Paulownia tomentosa*)

Condition of this Specimen Tree:

This tree is not located within a forest stand rather it is in the central portion of the site, generally near the former residence. The tree is identified as being of fairly good condition.

Disposition:

This tree is located in the portion of the site. At this time the applicant seeks a waiver for its removal.

Justification for Waiver Request:

1) Special Condition:

This tree is located in the portion of the site to be developed as a continuing care retirement community (CCRC). It is unlikely that its removal can be avoided due to disturbance needed to construct proposed buildings associated with the CCRC. The scale of the project and development footprint for buildings, parking, roadways and associated grading will require the removal of the tree. Preserving the specimen trees would reduce the area of developable land, which would cause an unwarranted hardship;

2) Rights Commonly Enjoyed By Others:

Depriving the developer of the right to remove the tree and construct the project to its full capacity would unnecessarily increase the relative project cost compared to those commonly enjoyed by others in similar surrounding projects;

3) Special Privilege:

The granting of this variance would not confer any special privilege on the developer, which would be denied to others;

4) Conditions Created By Applicant:

This variance is necessary due to site conditions and established planning practices promoted by the Office of Planning & Zoning. It is not a result of actions of the developer;

5) Conditions Relating to Adjacent Property Use:

This request has not arisen from a condition on a neighboring property; and

6) Water Quality:

The removal of this tree will not adversely affect water quality. Stormwater management (SWM) proposed as environmental site design practices and erosion and sediment control will be provided for the project in accordance with the applicable regulations and standards.

Specimen Tree '5H' - 35" American Sycamore (Platanus occidentalis)

Condition of this Specimen Tree:

This tree is located in forest stand F-5 near the eastern portion of the site. The tree is identified as being of good condition.

Disposition:

This tree is located in the vicinity of proposed single-family residential lots and roadway infrastructure. At this time the applicant seeks a waiver for its removal.

Justification for Waiver Request:

- 1) Special Condition:
The scale of the project and development footprint for buildings, parking, roadways and associated grading will require the removal of the tree. Preserving the specimen trees would reduce the area of developable land, which would cause an unwarranted hardship;
- 2) Rights Commonly Enjoyed By Others:
Depriving the developer of the right to remove the tree and construct the project to its full capacity would unnecessarily increase the relative project cost compared to those commonly enjoyed by others in similar surrounding projects;
- 3) Special Privilege:
The granting of this variance would not confer any special privilege on the developer, which would be denied to others;
- 4) Conditions Created By Applicant:
This variance is necessary due to site conditions and market driven product needs. It is not a result of actions of the developer;
- 5) Conditions Relating to Adjacent Property Use:
This request has not arisen from a condition on a neighboring property; and
- 6) Water Quality:
The removal of this tree will not adversely affect water quality. Stormwater management (SWM) proposed as environmental site design practices and erosion and sediment control will be provided for the project in accordance with the applicable regulations and standards.

Specimen Tree '5I' - 35" American Sycamore (Platanus occidentalis)

Condition of this Specimen Tree:

This tree is located in forest stand F-5 near the eastern portion of the site. The tree is identified as being of fairly good condition.

Disposition:

This tree is located in the vicinity of proposed single-family residential lots and roadway infrastructure. At this time the applicant seeks a waiver for its removal.

Justification for Waiver Request:

- 1) Special Condition:
The scale of the project and development footprint for buildings, parking, roadways and associated grading will require the removal of the tree. Preserving the specimen trees would reduce the area of developable land, which would cause an unwarranted hardship;
- 2) Rights Commonly Enjoyed By Others:
Depriving the developer of the right to remove the tree and construct the project to its full capacity would unnecessarily increase the relative project cost compared to those commonly enjoyed by others in similar surrounding projects;
- 3) Special Privilege:

The granting of this variance would not confer any special privilege on the developer, which would be denied to others;

4) Conditions Created By Applicant:

This variance is necessary due to site conditions and market driven product needs. It is not a result of actions of the developer;

5) Conditions Relating to Adjacent Property Use:

This request has not arisen from a condition on a neighboring property; and

6) Water Quality:

The removal of this tree will not adversely affect water quality. Stormwater management (SWM) proposed as environmental site design practices and erosion and sediment control will be provided for the project in accordance with the applicable regulations and standards.

Specimen Tree '5J' - 32" American Sycamore (*Platanus occidentalis*)

Condition of this Specimen Tree:

This tree is located along the eastern edge of Forest Stand F-1 in the northern portion of the site. The tree is identified as being of fair condition.

Disposition:

This tree is located in the NRD near a non-tidal wetland feature. At this time the applicant seeks a waiver for its removal.

Justification for Waiver Request:

1) Special Condition:

This tree is in the vicinity of the proposed extension of Cloverfield Drive approximately forty feet to the south of the proposed roadway. The design of the conveyance structure associated with this road crossing has not yet been engineered or submitted for review and approved by the Maryland Department of the Environment. Depending on the structure required, this tree may or may not be retained. Original site plans for this project showed Cloverfield Drive connecting to Eva Mar Boulevard, but was realigned to its current location to minimize the number of specimen trees that would be negatively impacted.

2) Rights Commonly Enjoyed By Others:

Depriving the developer of the right to remove the tree and construct the road crossing would prevent road network connectivity among the existing and proposed communities;

3) Special Privilege:

The granting of this variance would not confer any special privilege on the developer, which would be denied to others;

4) Conditions Created By Applicant:

This variance is necessary due to site conditions and established planning practices promoted by the Office of Planning & Zoning. It is not a result of actions of the developer;

5) Conditions Relating to Adjacent Property Use:

This request has not arisen from a condition on a neighboring property; and

6) Water Quality:

The removal of this tree will not adversely affect water quality. Stormwater management (SWM) proposed as environmental site design practices and erosion and sediment control will be provided for the project in accordance with the applicable regulations and standards.

Specimen Tree '5T' - 38" American Sycamore (*Platanus occidentalis*)

Condition of this Specimen Tree:

This tree is located along the southern edge of forest stand F-1. The tree is identified as being of good condition.

Disposition:

This tree is located in the NRD near a non-tidal wetland feature in open space behind proposed single-family residential lots. At this time the applicant seeks a waiver for its removal.

Justification for Waiver Request:

1) Special Condition:

The limit of disturbance needed to construct the dwellings may impact a portion of the critical root zone for this tree. The applicant's engineers and contractors will make every effort to retain this tree;

2) Rights Commonly Enjoyed By Others:

Depriving the developer of the right to remove the tree and construct the project to its full capacity would unnecessarily increase the relative project cost compared to those commonly enjoyed by others in similar surrounding projects;

3) Special Privilege:

The granting of this variance would not confer any special privilege on the developer, which would be denied to others;

4) Conditions Created By Applicant:

This variance is necessary due to site conditions and market driven product needs. It is not a result of actions of the developer;

5) Conditions Relating to Adjacent Property Use:

This request has not arisen from a condition on a neighboring property; and

6) Water Quality:

The removal of this tree will not adversely affect water quality. Stormwater management (SWM) proposed as environmental site design practices and erosion and sediment control will be provided for the project in accordance with the applicable regulations and standards.

Specimen Tree '5U' - 39" Walnut (*Juglans regia*)

Condition of this Specimen Tree:

This tree is located along the southern edge of forest stand F-1. The tree is identified as being of poor condition.

Disposition:

This tree is located in the vicinity of proposed single-family residential lots. At this time the applicant seeks a waiver for its removal.

Justification for Waiver Request:

- 1) **Special Condition:**
The scale of the project and development footprint for buildings, parking, roadways and associated grading will require the removal of the tree. Preserving the specimen trees would reduce the area of developable land, which would cause an unwarranted hardship;
- 2) **Rights Commonly Enjoyed By Others:**
Depriving the developer of the right to remove the tree and construct the project to its full capacity would unnecessarily increase the relative project cost compared to those commonly enjoyed by others in similar surrounding projects;
- 3) **Special Privilege:**
The granting of this variance would not confer any special privilege on the developer, which would be denied to others;
- 4) **Conditions Created By Applicant:**
This variance is necessary due to site conditions and market driven product needs. It is not a result of actions of the developer;
- 5) **Conditions Relating to Adjacent Property Use:**
This request has not arisen from a condition on a neighboring property; and
- 6) **Water Quality:**
The removal of this tree will not adversely affect water quality. Stormwater management (SWM) proposed as environmental site design practices and erosion and sediment control will be provided for the project in accordance with the applicable regulations and standards.

Specimen Tree '5V' - 30" Tulip Poplar (*Liriodendron tulipifera*)

Condition of this Specimen Tree:

This tree is located along the southern edge of forest stand F-1. The tree is identified as being of good condition.

Disposition:

This tree is located in the vicinity of proposed single-family residential lots. At this time the applicant seeks a waiver for its removal.

Justification for Waiver Request:

- 1) **Special Condition:**
The scale of the project and development footprint for buildings, parking, roadways and associated grading will require the removal of the tree. Preserving the specimen trees would reduce the area of developable land, which would cause an unwarranted hardship;
- 2) **Rights Commonly Enjoyed By Others:**

Depriving the developer of the right to remove the tree and construct the project to its full capacity would unnecessarily increase the relative project cost compared to those commonly enjoyed by others in similar surrounding projects;

3) Special Privilege:

The granting of this variance would not confer any special privilege on the developer, which would be denied to others;

4) Conditions Created By Applicant:

This variance is necessary due to site conditions and market driven product needs. It is not a result of actions of the developer;

5) Conditions Relating to Adjacent Property Use:

This request has not arisen from a condition on a neighboring property; and

6) Water Quality:

The removal of this tree will not adversely affect water quality. Stormwater management (SWM) proposed as environmental site design practices and erosion and sediment control will be provided for the project in accordance with the applicable regulations and standards.

Specimen Tree '5Z' - 18.4" Bigtooth Aspen (Populus grandidentata)

Condition of this Specimen Tree:

This tree is located in of forest stand F-2. It measures 75% of the current county champion tree for this species. The tree is identified as being of fairly good condition.

Disposition:

This tree is located in the vicinity of proposed single-family residential lots. At this time the applicant seeks a waiver for its removal.

Justification for Waiver Request:

1) Special Condition:

The scale of the project and development footprint for buildings, parking, roadways and associated grading will require the removal of the tree. Preserving the specimen trees would reduce the area of developable land, which would cause an unwarranted hardship;

2) Rights Commonly Enjoyed By Others:

Depriving the developer of the right to remove the tree and construct the project to its full capacity would unnecessarily increase the relative project cost compared to those commonly enjoyed by others in similar surrounding projects;

3) Special Privilege:

The granting of this variance would not confer any special privilege on the developer, which would be denied to others;

4) Conditions Created By Applicant:

This variance is necessary due to site conditions and market driven product needs. It is not a result of actions of the developer;

5) Conditions Relating to Adjacent Property Use:

This request has not arisen from a condition on a neighboring property; and

6) Water Quality:

The removal of this tree will not adversely affect water quality. Stormwater management (SWM) proposed as environmental site design practices and erosion and sediment control will be provided for the project in accordance with the applicable regulations and standards.

We believe that this information should be sufficient for you to grant the requested waiver to remove these forty-four specimen trees on the site, based on provisions outlined in Harford County Zoning Code, Section 267-39 F.

Please let us know if you have any questions. Thank you for your consideration and we await your response.

Sincerely,

MORRIS & RITCHIE ASSOCIATES, INC.

A handwritten signature in black ink, appearing to read 'Megan', with a stylized flourish extending from the end.

Megan V. Maffeo, RLA, ASLA, LEED AP
Senior Landscape Architect

cc: Michael Charlton, ESC Eva Mar, LC
Joe Snee, Snee, Mahoney, Lutche & Helmlinger, P.A.
Susan F. Shea, Presbyterian Home of Maryland, Inc.
Amy DiPietro, MRA